

**UNOFFICIAL COPY****TRANSFER ON DEATH INSTRUMENT**

\*1923149202\*

Doc# 1923149202 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/19/2019 02:28 PM PG: 1 OF 2

I, Grantor, ROBIN D. FRIDUSS, also known as ROBIN FRIDUSS, married to JARVIS H. FRIDUSS, of Northbrook, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for this Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the sole owner of residential real estate ("Property") under a duly recorded Quit Claim Deed dated February 8, 1990 and recorded May 10, 1991 as document number 91223862 in the County of Cook, State of Illinois. The property is legally described as:

LOT 16 IN RIDGECROFT, BEING A SUBDIVISION OF THE EAST 8 ACRES OF THAT PART OF LOTS 28, 29 AND 30, TAKEN AS A TRACT IN ASSESSOR'S SUBDIVISION OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF AND ADJOINING THE NORTH AND SOUTH CENTER LINES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1874.

P.I.N. 04-10-201-110-0000

Commonly known as: 1431 Ridge Road, Northbrook, Illinois 60062

That under Illinois Residential Real Property Transfer on Death Instrument Act (755 ILCS 27/1et seq.), the owner of a property may transfer residential real estate by a Transfer on Death Instrument; as such, this transfer does not become effective until and at the time of my death. Further, effective upon my death, I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon my death, I hereby convey and transfer the Property listed above and legally described to JARVIS H. FRIDUSS, not personally, but as Trustee of the JARVIS H. FRIDUSS Trust under trust agreement dated the 31<sup>st</sup> day of August, 1982, his successor or successors, as Grantee Beneficiary.

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR/OWNER. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTOR HAS THE RIGHT TO WITHDRAW OR RESCIND THIS INSTRUMENT AT ANY TIME. ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN.

Executed at Buffalo Grove, Illinois on this 14 day of August, 2019.

Robin D. Friduss  
ROBIN D. FRIDUSS

# UNOFFICIAL COPY

## AFFIDAVIT

State of Illinois  
County of Lake

We, the undersigned, being the Grantor and owner of the land described in this instrument, ROBIN D. FRIDUSS, and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby certify to the undersigned authority that the Grantor signed and executed the instrument as the Grantor's Transfer on Death Instrument of real estate which is a revocable instrument and that the Grantor had signed willingly and that the Grantor executed it as the Grantor's free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Grantor, signed the Grantor's Transfer on Death Instrument as witness and that to the best of his or her knowledge, the Grantor was at that time eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence. Further, each of the witnesses acknowledge that they signed said instrument as their free and voluntary act for the uses and purposes therein set forth.

THE GRANTOR:

*Robin D. Friduss*  
ROBIN D. FRIDUSS

THE WITNESSES:

*[Signature]*  
*[Signature]*

Subscribed, sworn to and acknowledged before me by ROBIN D. FRIDUSS, the Grantor and owner of the real estate, and subscribed and sworn to before me by the witnesses this 14 day of August, 2019.



*[Signature]*  
Notary Public

This Document Prepared by and Mail to: Benjamin Rubin, Attorney RUBIN LAW, A Professional Corporation, 1110 Lake Cook Road, Suite 165, Buffalo Grove, Illinois 60089-1997, 847-279-7999; Fax 847-279-0090E-mail: Email@rubinlaw.com

**Mail current tax bill to:**  
ROBIN D. FRIDUSS,  
1431 Ridge Road, Northbrook, Illinois 60062

**Mail subsequent tax bill upon death to:**  
Trustee of the JARVIS H. FRIDUSS Trust under trust agreement  
dated the 31<sup>st</sup> day of August, 1982  
1431 Ridge Road, Northbrook, Illinois 60062