

UNOFFICIAL COPY

PREPARED BY:
Martin & Mennecke
4212 Old Grand Ave., Ste. 103
Gurnee, IL 60031

Doc#: 1925508439 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/12/2019 01:13 PM Pg: 1 of 2

MAIL TAX BILL TO:
Thomas A. Severini & Karla J. Engel
1500 Oak Avenue, Unit 1F
Evanston, Illinois 60201

MAIL RECORDED INSTRUMENT TO:
Thomas A. Severini & Karla J. Engel
1500 Oak Avenue, Unit 1F
Evanston, Illinois 60201

TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

We, **Thomas A. Severini and Karla J. Engel**, Husband and Wife, of 1500 Oak Avenue, Unit 1F, Evanston, Illinois 60201, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the owners of residential real estate located in the County of Cook, State of Illinois. The residential real estate is legally described as follows:

UNIT 1-F AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 1 IN THE PLAT OF CONSOLIDATION OF THE NORTH 36 FEET OF LOT 2 AND ALL OF LOTS 3 AND 4 IN BLOCK 55 IN EVANSTON IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1969 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 20989692; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 25, 1969 KNOWN AS TRUST NUMBER 27931 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 21376247 TOGETHER WITH AN UNDIVIDED 2.10 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Property Index Number: 11-18-314-021-1005


Property Address: 1500 Oak Avenue, Unit 1F, Evanston, Illinois 60201

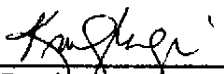
That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of my death. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon the surviving owner's death, the residential real estate listed above shall be conveyed and transferred to our four children, (listed below), per stirpes, in Tenancy in Common.

Katherine Engel Severini, per stirpes, **Anthony Thomas Severini**, per stirpes, **Joseph Karl Severini**, per stirpes, and **Elisabeth Ann Severini**, per stirpes

Signed this 6th day of September, 2019.


Thomas A. Severini, owner


Karla J. Engel, owner

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WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Owners to be of sound mind and memory at the time of signing.

Witnesses
[Signature]

Addresses

Residing at 4212 Old Grand Ave

Amy Rennecke
Printed Name

Gurnee, IL 60031

[Signature]

Residing at 4212 Old Grand Ave

Scott Carnduff
Printed Name

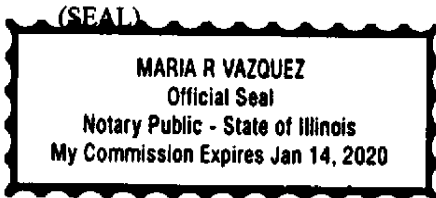
Gurnee IL 60031

STATE OF ILLINOIS)
) ss
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Thomas A. Severini and Karla J. Engel, and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of a Driver's License, State Identification Card or Passport to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 6 day of September, 2019.

[Signature]
Notary Public



Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

9/16/19
Date

[Signature]
Representative