

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

We, Grantors, LAWRENCE M. NICHOLSON and CARRIE M. NICHOLSON, husband and wife, of Glenview, 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:



Doc# 1926355095 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/20/2019 02:58 PM PG: 1 OF 2

That we are the owners of residential real estate ("Property") under a duly recorded Warranty Deed dated July 22, 1999 and recorded July 26, 1999 as document number 99708869 in the County of Cook, State of Illinois. The property is legally described as:

LOT 2 IN BLOCK 1 IN PALMGREN'S SUBDIVISION OF BLOCKS 7 AND 18, IN OAK GLEN, A SUBDIVISION OF SOUTH 1/2 OF NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 04-35-110-013 and Commonly known as:
2004 Prairie Street, Glenview, Illinois 60025

That under Illinois Residential Real Property Transfer on Death Instrument Act (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 the last of us to die. Further, effective upon the death of the last of us to die, we hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon the death of the last to die of LAWRENCE M. NICHOLSON and CARRIE M. NICHOLSON, the above described residential real estate shall be conveyed and transferred to our beneficiaries as follows:

One hundred percent (100%) shall be distributed to the then acting Trustees, not personally, but in their fiduciary capacity as Trustees, of the CARRIE M. NICHOLSON Trust under trust agreement dated the 16th day of September, 2019, as property of said Trust, to be administered and distributed in accordance with the terms and provisions thereof.

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE LAST GRANTOR/OWNER TO DIE. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTORS OR THE SURVIVOR OF THEM 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 16th day of September, 2019.

LAWRENCE M. NICHOLSON

CARRIE M. NICHOLSON

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AFFIDAVIT

State of Illinois
County of Lake

We, the undersigned, being the Grantors and owners of the land described in this instrument, LAWRENCE M. NICHOLSON and CARRIE M. NICHOLSON, 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 Grantors signed and executed the instrument as the Grantors' Transfer on Death Instrument of real estate which is a revocable instrument and that the Grantors had signed willingly and that the Grantors executed it as the Grantors' free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Grantors, signed the Grantors' Transfer on Death Instrument as witness and that to the best of his or her knowledge, the Grantors 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 purposed therein set forth.

THE GRANTORS:

Lawrence M. Nicholson

LAWRENCE M. NICHOLSON

Carrie M. Nicholson

CARRIE M. NICHOLSON

THE WITNESSES:

Gill Yonon

[Signature]

Subscribed, sworn to and acknowledged before me by LAWRENCE M. NICHOLSON and CARRIE M. NICHOLSON, the Grantors and owners of the real estate, and subscribed and sworn to before me by the witnesses this 16 day of September, 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 847-279-0090; E-mail: Email@rubinlaw.com

Mail current tax bill to:
LAWRENCE M. NICHOLSON,
2004 Prairie Street, Glenview, Illinois 60025

Mail subsequent tax bill upon death to:
Trustee(s) of the CARRIE M. NICHOLSON Trust under trust agreement
dated the 16th day of September, 2019
2004 Prairie Street, Glenview, Illinois 60025