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Illinois Residential Real Property Transfer on Death Instrument (755 ILCS 27/1, et seq)



1929617083

Doc# 1929617083 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2019 12:14 PM PG: 1 OF 3

This transfer of death instrument applies to the transfer of the residential real estate described below and shall be effective upon the death of the owner of said real estate (755 ILCS 27/10).

Pursuant to 755 ILCS 27/20, **KAREN H. JONES** and **JEFFREY H. JONES**, the owners, as tenants by the entirety, hereby transfer by this transfer on death instrument to the following individuals in the following shares, per stirpes and not per capita: (a) **Forty percent (40%) to CRAIG G. HALPERT**; (b) **Forty percent (40%) to EMILY A. JONES**; and **Twenty percent (20%) to MATTHEW HALPERT**, and upon any contingency, effective at the surviving owner's death, the residential real estate described as follows:

LOT 23 IN BLOCK 2 IN N.O. SHIVERLY AND COMPANY'S FULLERTON AVENUE PARK ADDITION, BEING A SUBDIVISION (EXCEPT FOR THE RAILROAD RIGHT OF WAY) SOUTH OF THE INDIAN BOUNDARY LINE, THE EAST 20 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2301 Elm Street, River Grove, Illinois 60171-1803

PIN: 12-34-203-022-0000

Pursuant to 755 ILCS 27/25, this transfer on death instrument is revocable even if this instrument or another instrument contains a contrary provision.

SUBJECT TO: General Taxes for year 2019 and subsequent years; conditions, restrictions and covenants of record.

During the life of the owner(s), a transfer on death instrument does not: (1) affect the right of an owner, any other owner, or an agent for the owner to sell or encumber the residential real estate; (2) affect an interest or right of a transferee, lienholder, mortgagee, option holder or grantee even if the transferee, lienholder, mortgagee, option holder or grantee has actual or constructive notice of the instrument; (3) affect an interest or right of a secured or unsecured creditor or future creditor of the owner, even if the creditor has actual or constructive notice of the instrument; (4) affect the owner's or designated beneficiary's eligibility for any form of public assistance; (5) create a legal or equitable interest in favor of the designated beneficiary; or (6) subject the residential real estate to claims or process of a creditor of the designated beneficiary. If after recording this transfer on death instrument, the owner(s) make a contract for the sale or transfer of the residential real estate or some part thereof and the whole or any part of the contract remains executory at the death of the owner(s), the disposition of the residential real estate by the contract does not revoke the transfer on death instrument but the residential real estate passes to the designated beneficiary or beneficiary subject to the contract. (755 ILCS 27/60)

S ✓
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S 1
M W
SC ✓
IT 6

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Except as otherwise provided in this transfer on death instrument, or in the Probate Act of 1975 or any other Act applicable to nontestamentary instruments, on the death of the owner, the following rules apply to residential real estate that is the subject of this transfer on death instrument and owned by the owner(s) at death: (1) subject to the beneficiary's right to disclaim or refuse to accept the transfer, the interest in the residential real estate is transferred to the beneficiary in accordance with the instrument; (2) if a designated beneficiary fails to survive the owner or is not in existence on the date of the owner's death, then except as provided in paragraph (3) the residential real estate shall pass to the owner's estate; (3) unless the owner provides otherwise, if the designated beneficiary is a descendant of the owner who dies before the owner, the descendants of the deceased designated beneficiary living at the time of the owner's death shall take the residential real estate *per stirpes*. If the designated beneficiary is one of a class of designated beneficiaries, and any member of the class dies before the owner, the members of the class living when the owner dies shall take the share or shares which the deceased member would have taken if he or she were then living, except that if the deceased member of the class is a descendant of the owner, the descendants of the deceased member then living shall take *per stirpes* the share or shares which the deceased member would have taken if he or she were then living.

Subject to the Probate Act of 1975 and the Conveyances Act, a beneficiary takes the residential real estate subject to all conveyances, encumbrances, assignments, contracts, options, mortgages, liens, and other interests to which the residential real estate is subject at the owner's death.

This transfer on death instrument transfers residential real estate without covenant or warranty of title.

If there is no sufficient evidence of the order of the deaths of the owner(s) and designated beneficiaries, otherwise than simultaneously, the designated beneficiary shall be deemed to have predeceased the owner.

IN WITNESS WHEREOF, the owners have hereunto set their hands and seals, this 13th day of September, 2019.

Karen H. Jones [seal]
Karen H. Jones

Jeffrey H. Jones [seal]
Jeffrey H. Jones

The owners, JEFFREY H. JONES and KAREN H. JONES, signed this transfer on death instrument in our presence on the date it bears. Immediately thereafter, at the owner's request and in the owner's presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the owner to be of sound mind and memory at the time of signing.

Witnesses

Addresses

[Signature]
[Signature]

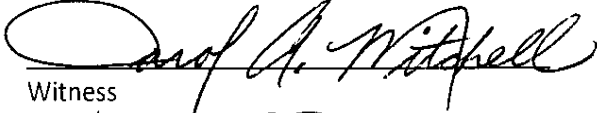
residing at 7940 W. GRANITE AVE.
ELMWOOD PARK, ILL 60707-1849
residing at 8428 W Center ave
River Grove IL 60171

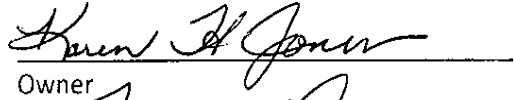
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

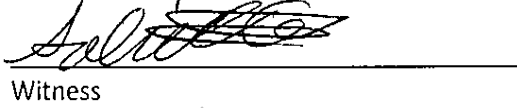
We, the owner(s) and witnesses, respectively, whose names are signed to the attached instrument, being first duly sworn, declare to the undersigned authority that the owner(s), in the presence of witnesses, declared as

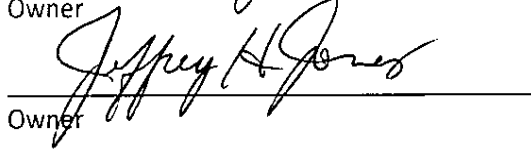
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the transfer of death instrument of the owner(s) of which this affidavit is a part; that the owner(s) then freely and voluntarily signed such instrument for the purposes therein expressed; that each of the witnesses believed the owner(s) to be of legal age and sound mind and memory and under no constraint or undue influence of any kind; and that each of the witnesses then attested the transfer on death instrument at the request of the owner(s) and in the presence of the owner(s) and of each other.

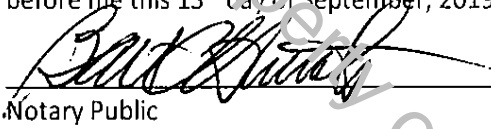

Witness


Owner


Witness


Owner

SUBSCRIBED AND SWORN TO
before me this 13th day of September, 2019.


Notary Public



Prepared By: Smith & Smith, 8259 W Grand Ave., River Grove, IL 60171-1584
Return To: Smith & Smith, 8259 W Grand Ave., River Grove, IL 60171-1584

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