

TRANSFER ON DEATH INSTRUMENT

UNOFFICIAL COPY

We, Grantors, STEPHEN T. JENSEN, also known as STEPHEN JENSEN, and KATHLEEN A. JENSEN, also known as KATHLEEN JENSEN, husband and wife, of Burbank, 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# 2002449000 Fee \$93.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/24/2020 08:42 AM PG: 1 OF 2

That we are the owners of residential real estate ("Property") under a duly recorded Warranty Deed dated May 12, 1995 and recorded May 16, 1995 as document number 95318691 in the County of Cook, State of Illinois. The property is legally described as:

LOT 57 IN BORCHERTS SUBDIVISION OF THE SOUTH ½ OF THE WEST ½ OF THE SOUTHWEST ¼ EXCEPT THE WEST 6 ACRES OF THE NORTH ½ OF THE SOUTH ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 19-32-316-015-0000 and Commonly known as:
6216 W. 86th Place, Burbank, Illinois 60459

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 STEPHEN T. JENSEN and KATHLEEN A. JENSEN, the above described residential real estate shall be conveyed and transferred to our beneficiaries as follows:

(i) One-third (1/3) to THE JACOB D. JENSEN 3rd PARTY SPECIAL NEEDS TRUST dated the 9th day of JANUARY, 2020, as property of that Trust, if JACOB D. JENSEN survives the last to die of STEPHEN T. JENSEN and KATHLEEN A. JENSEN for thirty (30) days.

(ii) One-third (1/3) to THOMAS MITCHELL, if THOMAS MITCHELL survives the last to die of STEPHEN T. JENSEN and KATHLEEN A. JENSEN for thirty (30) days. If THOMAS MITCHELL does not so survive, then this share shall be distributed to the descendants, per stirpes, of THOMAS MITCHELL, who so survive.

(iii) One-third (1/3) to JOSHUA MITCHELL, if JOSHUA MITCHELL survives the last to die of STEPHEN T. JENSEN and KATHLEEN A. JENSEN for thirty (30) days. If JOSHUA MITCHELL does not so survive, then this share shall be distributed to the descendants, per stirpes, of JOSHUA MITCHELL, who so survive.

(iv) If any of the distributions in paragraphs (i) through (iii) above lapse or fail due to no surviving beneficiary, then the remaining distributions in paragraphs (i) through (iii) above shall be proportionately increased.

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE LAST GRANTOR/OWNER TO DIE. THIS

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EXECUTED TRANSFER ON DEATH INSTRUMENT REVOCKES 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 9th day of January, 2020

X Stephen T. Jensen
STEPHEN T. JENSEN

X Kathleen A. Jensen
KATHLEEN A. JENSEN

AFFIDAVIT

State of Illinois
County of Lake

We, the undersigned, being the Grantors and owners of the land described in this instrument, STEPHEN T. JENSEN and KATHLEEN A. JENSEN, 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 purposes therein set forth.

THE GRANTORS:

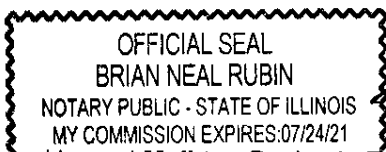
X Stephen T. Jensen
STEPHEN T. JENSEN

X Kathleen A. Jensen
KATHLEEN A. JENSEN

THE WITNESSES:

[Signature]
[Signature]

Subscribed, sworn to and acknowledged before me by STEPHEN T. JENSEN and KATHLEEN A. JENSEN, the Grantors and owners of the real estate, and subscribed and sworn to before me by the witnesses this 9th day of January, 2020.



[Signature]
Notary Public

This Document Prepared by and Mailed 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:
STEPHEN T. JENSEN
6216 W. 86th Place, Burbank, Illinois 60459

Mail subsequent tax bill upon death to:
THOMAS MITCHELL
6216 W. 86th Place, Burbank, Illinois 60459