

TRANSFER ON DEATH INSTRUMENT **UNOFFICIAL COPY**

I, Grantor, LAURA S. NEIKRUG, married to MORTON NEIKRUG, of Wilmette, 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# 2018215030 Fee \$44.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/30/2020 01:17 PM PG: 1 OF 2

That I am the sole owner of residential real estate ("Property") under a duly recorded Trustee's Deed dated September 3, 2013 and recorded October 21, 2013 as document number 1329426120 in the County of Cook, State of Illinois. The property is legally described as:

PARCEL 1: UNIT 204 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BARCELONA APARTMENT HOMES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2913918, IN PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. LR2530976 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 10-16-204-029-1016 and Commonly known as: 4901 Golf Road, #204, Skokie, Illinois 60076

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 above to the acting Trustee of THE JOSHUA SIMON NEIKRUG 3rd PARTY SPECIAL NEEDS TRUST dated the 19th day of May, 2020, 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 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 Wilmette, Illinois on this 19th day of May, 2020.

X Laura S. Neikrug
LAURA S. NEIKRUG

X LN

UNOFFICIAL COPY

AFFIDAVIT

We, the undersigned, being the Grantor and owner of the land described in this instrument, LAURA S. NEIKRUG, 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:

X Laura S. Neikrug
LAURA S. NEIKRUG

THE WITNESSES:

[Signature]
[Signature]

State of Illinois
County of Lake

Subscribed, sworn to and acknowledged before me by LAURA S. NEIKRUG, the Grantor and owner of the real estate, and subscribed and sworn to before me by the witnesses this 20th day of March, 2020.



[Signature]
Notary Public

In accordance with the attached Illinois Executive Order, 2020-14, this instrument is being witnessed and notarized remotely.

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:
LAURA S. NEIKRUG,
705 11th Street, #403, Wilmette, Illinois 60091

Mail subsequent tax bill upon death to:
Trustee of THE JOSHUA SIMON NEIKRUG 3rd PARTY SPECIAL NEEDS TRUST dated the 19 day of May, 2020
705 11th Street, #403, Wilmette, Illinois 60091

XGN