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TRANSFER ON DEATH INSTRUMENT (Illinois)



Doc# 2019628016 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/14/2020 10:12 AM PG: 1 OF 2

CRAIG A. BODE and TERESA G. HIGGINS, Husband and Wife, owners of 252 Prairie View Lane, Wheeling, Illinois 60090, County of Cook, State of Illinois, being of sound mind and memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows: That we are the sole owners in joint tenancy of the aforesaid residential real estate under a duly recorded Trustees Deed dated August 30, 1996, Document No. 96702492, and recorded on September 13, 1996, in the Cook County Recorder of Deeds, in the County of Cook, State of Illinois. The Residential real estate is legally described as:

(Above Space for Recorder's Use Only)

Parcel 1:

THAT PART OF AREA 2 IN LOT 2 OF "EQUESTRIAN GROVE SUBDIVISION", BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE COOK COUNTY RECORDER'S OFFICE ON NOVEMBER 6, 1995, AS DOCUMENT NO. 95761684, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 87°42'00" WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 433.51 FEET, THENCE SOUTH 02°18'00" EAST A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID AREA 2, THENCE SOUTH 87°42'00" WEST ALONG THE NORTH LINE OF SAID AREA 2 A DISTANCE OF 54.33 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 02°18'00" EAST PARALLEL WITH THE EAST LINE OF SAID AREA 2 A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF SAID AREA 2, THENCE SOUTH 87°42'00" WEST ALONG THE SOUTH LINE OF SAID AREA 2 A DISTANCE OF 26.00 FEET, THENCE NORTH 02°18'00" WEST PARALLEL WITH THE EAST LINE OF SAID AREA 2 A DISTANCE OF 70.00 FEET TO THE NORTH LINE OF SAID AREA 2, THENCE NORTH 87°42'00" EAST ALONG THE NORTH LINE OF SAID AREA 2 A DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Parcel 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96487202.

Permanent Index Number: 03-02-201-041-0000

Address of real estate: 252 Prairie View Lane, Wheeling, Illinois 60090

That under 755 ILCS 27/1 et. seq., the owners 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 both owners deaths. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois. Upon both of our deaths, we hereby convey and transfer the residential real estate listed above in equal shares, not in joint tenancy with right of survivorship, but in tenants in common, per stirpes to: our son, BRIAN P. BODE, of 8574 N. Yehuda Drive, Canoga Park, California 91304, born on April 25, 1978; our son, JEFFREY M. BODE, of 479 Calvin Court, Gurnee, Illinois 60031, born on February 19, 1980, and our son, STEVEN D. BODE, of 8040 S. Mill Road, Spiceland, Indiana 47385, born on June 8, 1985.

In Witness Whereof, the owners aforesaid have hereunto set their hands and seals this 10 day of JUNE 2020

CRAIG A. BODE (SEAL)

TERESA G. HIGGINS (SEAL)

S Y
P 2
M Y
SC Y
E Y
INT

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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 their request and in their presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Owners to execute the Transfer on Death Instrument as their own free and voluntary act and to be of sound mind and memory at the time of signing.

Witnesses:

Addresses:

Shela Kuchma

residing at:

222 S. Plum Grove Rd.
Palatine, IL 60067

Ellen Loeb

residing at:

770 Pearson, # 701

L. H.

residing at:

Des Plaines, IL 60016

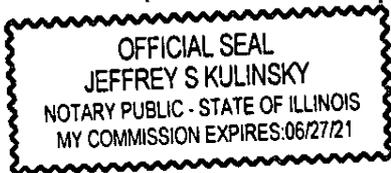
2816 NUNDA RD UNIT 11A

NORTHBROOK IL 60062

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CRAIG A. BODE and TERESA G. HIGGINS, personally known to me 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 this 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. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO ALSO HEREBY CERTIFY that the above named witnesses personally known to me to be the same persons whose names are subscribed to the foregoing instrument above appeared before me this day in person, and at CRAIG A. BODE's and TERESA G. HIGGINS' request and in their presence and in the presence of each other, signed their names as witnesses.

IMPRESS
SEAL
HERE



Given under my hand and official seal, this 10 day of June, 2020.

Commission expires 6/27, 2021

Jeffrey S. Kulinsky
NOTARY PUBLIC

This instrument was prepared by Lois Kulinsky & Associates, Ltd., 395 E. Dundee Road, Suite 200, Wheeling, Illinois 60090.

RETURN TO:

LOIS KULINSKY & ASSOCIATES, LTD.
395 East Dundee Road, Suite 200
Wheeling, Illinois 60090
(847) 459-4448

LD CB