

UNOFFICIAL COPY

PREPARED BY:

Patrick D. Owens
DiMonte & Lizak, LLC
216 W. Higgins Road
Park Ridge, IL 60068



Doc# 2838148109 Fee \$39.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/27/2020 09:10 AM PG: 1 OF 2

MAIL TAX BILL TO:

Paula S. Nelson
1704 W. 104th Pl.
Chicago, IL 60643

MAIL RECORDED DEED TO:

Patrick D. Owens
DiMonte & Lizak, LLC
216 W. Higgins Road
Park Ridge, IL 60068

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

We, Roger A. Nelson and Paula S. Nelson, husband and wife, ("Owner(s)"), of 1704 W. 104th Pl., Chicago, IL 60643, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the Owners of residential real estate ("Property") under a duly recorded Warranty Deed dated July 25, 1989 and recorded August 2, 1989, as document number 89354426, in the County of Cook, State of Illinois whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as:

Parcel 1: The West 16 Feet of Lot 13 in the East 34 Feet of Lot 14 in the Subdivision of Lot 6 in Block 5 in Blue Island Land Building and Company's Subdivision known as Washington Heights, being a Subdivision of the East 1/2 of the North East 1/4 of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: That Part of Lot 5 in Block 5 in Washington Heights, beginning at the North West Corner of Lot 13 in the Subdivision of Lot 6 in Block 5 in Washington Heights, thence North along the West Line of Said Lot 13 in the Subdivision of Lot 6 in Block 5, if extended, to a Point Midway between the North and South Lines of Said Lot 5 in Block 5 in Washington Heights, thence East on a Line Parallel with the North Line of Said Lot 13, to a Point 16 Feet East of the East Line of Lot 14, in the Subdivision of Lot 6 in Block 5 aforesaid, if extended, thence South along a Line Parallel with the East Line of Said Lot 14, if extended to the North Line of Lot 13 in the Subdivision of Lot 6 in Block 5 in Washington Heights, thence West along the North Line of said Lot 13 in the Subdivision of Lot 6 in Block 5 in Washington Heights, to the Place of Beginning, all in Blue Island and Building Company's Subdivision known as Washington Heights, in the East 1/2 of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Index Number: 25-18-204-080-0000, 25-18-204-055-0000
Property Address: 1704 W. 104th Pl., Chicago, IL 60643

That under 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 death of the survivor of the Owners. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of both Roger A. Nelson and Paula S. Nelson, then if Roger A. Nelson shall have survived Paula S. Nelson, we convey and transfer the Property to the then acting trustee of the Roger A. Nelson Trust dated October 13,

S Y
P 2
S X
M NO
SC X
E Yes
INT AB

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2020, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of Roger A. Nelson, or in the event Paula S. Nelson shall have survived Roger A. Nelson, we convey and transfer the Property to the then acting trustee of the Paula S. Nelson Trust dated October 13, 2020, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of Paula S. Nelson. In the event of a simultaneous death, the survivorship provision of the living trusts of the Owners shall control survivorship.

Signed this the 13th day of October, 2020.

Roger A. Nelson

Paula S. Nelson

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 the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed the transfer on death instrument as their own free and voluntary act. We certify that we believed the Owners to be of sound mind and memory at the time of signing.

Witnesses

Addresses

residing at 2064 Andria Ct.

Schaumburg, IL 60194

residing at 11646 Brook Hill Drive

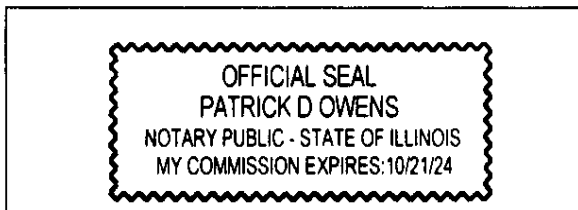
Orland Park, IL 60467

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Roger A. Nelson and Paula S. Nelson and the above named witnesses, each of whom was personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day ~~in person~~ ^{in person*} and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

*remotely

Given under my hand and notarial seal this 13th day of October, 2020.



Notary Public

My commission expires on _____.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

10/13/2020
Date

Representative