

TRANSFER ON DEATH INSTRUMENT

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We, Grantors, ROBERT S. SKLAR and FAY ANDERSON, husband and wife, of Park Ridge, 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# 2031240001 Fee \$39.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2020 09:55 AM PG: 1 OF 3

That we are the owners of residential real estate ("Property") under a duly recorded Warranty Deed dated October 14, 2003 and recorded December 23, 2003 as document number 0335742359 in the County of Cook, State of Illinois. The property is legally described as:

Parcel 1: Unit 2-701 in the Library Courte Condominiums as delineated on a Survey of the following described Property: Part of Lot 5 in Library Plaza Subdivision of part of Section 17, Township 41 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 17, 1999 as Document Number 99784923, which Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded as Document Number 0010707755 as amended from time to time, together with its percentage interest in the Common Elements;

Parcel 2: The exclusive right to use Parking Space G2L-16 and Storage Space S2L-16, Limited Common Elements as delineated in the Declaration Recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 0010707755 and the Plat attached thereto as amended from time to time;

Parcel 3: Nonexclusive Easement for the benefit of Parcel 1 for ingress and egress over and upon Lot 7 in Library Plaza Subdivision aforesaid as granted and conveyed to in the Ingress and Egress Agreement Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 17, 1999 as Document Number 99784925

P.I.N. 09-17-419-041-1128 and Commonly known as: 770 South Pearson Street, Des Plaines, IL 60016

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 ROBERT S. SKLAR and FAY ANDERSON, the above described residential real estate shall be conveyed and transferred to our beneficiaries as follows:

One hundred percent (100%) shall be distributed to THE DAVID PAUL SKLAR IRREVOCABLE DISCRETIONARY SUPPLEMENTAL NEEDS TRUST dated the 18th day of June, 2004, 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 LAST GRANTOR/OWNER TO DIE. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY

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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 Park Ridge, Illinois on this 19th day of October, 2020.

X [Signature]
ROBERT S. SKLAR

X [Signature]
FAY ANDERSON

AFFIDAVIT

We, the undersigned, being the Grantors and owners of the land described in this instrument, ROBERT S. SKLAR and FAY ANDERSON, 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 purposed therein set forth.

THE GRANTORS:
[Signature]
ROBERT S. SKLAR

[Signature]
FAY ANDERSON

THE WITNESSES:
[Signature]
[Signature]

ILLINOIS NOTARY ACKNOWLEDGMENT UNDER ILLINOIS STATUTE 5 ILCS 175/95-20

State of Illinois
County of Lake

I, BRIAN N. RUBIN, a Notary Public in the State and County aforesaid, hereby certify that on this day, while I was physically present in the State of Illinois, ROBERT S. SKLAR and FAY ANDERSON, also physically present in the State of Illinois, and the witnesses, also physically present in the State of Illinois, all personally appeared before me by means of an interactive two-way audio and video communication, which allowed this notary, the person(s) executing the document, as well as the person(s) witnessing the document, to communicate with each other simultaneously in accordance with Illinois Statute referred to as Remote Witnessing and Notarization, 5 ILCS 175/95-20, and further that ROBERT S. SKLAR and FAY ANDERSON, who are either known to me, or have provided satisfactory evidence of identity to be the persons

[Signature]
JH X

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whose names are subscribed to the Transfer on Death Instrument, consisting of three (3) pages, to which this Acknowledgment is attached and made a part thereof, and the witnesses, all acknowledged to me that they executed the same as their free and voluntary act and all acknowledged to me their presence in the State of Illinois.

Given under my hand and seal office this 20th day of October, 2020.



[Signature]

Notary Public

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:
ROBERT S. SKLAR,
1901 DeCook Avenue, Park Ridge, Illinois 60068-1533

Mail subsequent tax bill upon death to:
Trustee of THE DAVID PAUL SKLAR IRREVOCABLE DISCRETIONARY SUPPLEMENTAL NEEDS TRUST dated the 18th day of June, 2004
1901 DeCook Avenue, Park Ridge, Illinois 60068-1533

Property of Cook County Clerk's Office

[Handwritten initials]