

UNOFFICIAL COPY

Doc#: 2111007232 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/20/2021 09:05 AM Pg: 1 of 3

Mail Recorded Instrument To:
Navigant Law Group, LLC
3030 Salt Creek Lane, Suite 121
Arlington Heights, IL 60005

Mail Tax Bill To:
Garrett Jennings
Jennifer Onesto Jennings
1113 North Dunton Avenue
Arlington Heights, Illinois, 60004

TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

We, Garrett Jennings and Jennifer Onesto Jennings, husband and wife ("Owners"), of 1113 North Dunton Avenue, 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 Quitclaim Deed dated November 28, 2003, and duly recorded as Document No. 0406522070 in Cook County, Illinois on March 5, 2004, whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 03-20-305-046-0000
Property Address: 1113 North Dunton Avenue, Arlington Heights Illinois, 60004

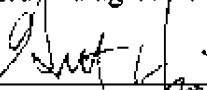
That, under 755 ILCS 27/1 et. Seq, the owner of a property may transfer residential real estate by a transfer on death instrument. As such, this transfer does not become effective until and at the time of death of the survivor of the Owners.

Upon the death of both Garrett Jennings and Jennifer Onesto Jennings, then if Garrett Jennings shall have survived Jennifer Onesto Jennings, we convey and transfer the Property to the then-acting trustee of the Garrett Jennings Revocable Living Trust dated April 13, 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 Garrett Jennings, or in the event Jennifer Onesto Jennings shall have survived Garrett Jennings, we convey and transfer the Property to the then-acting trustee of the Jennifer Onesto Jennings Revocable Living Trust dated April 13, 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 Jennifer Onesto Jennings. In the event of a simultaneous death, Garrett Jennings will be considered to have survived Jennifer Onesto Jennings.

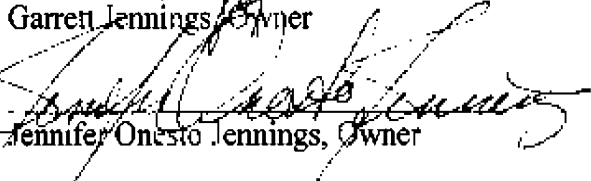
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Signatures:

Signed and agreed on April 13, 2021, by the following:



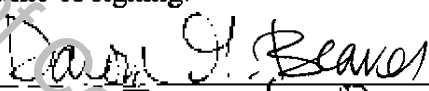
Garrett Jennings, Owner




Jennifer Onesto Jennings, Owner

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 believe the Owners to be of sound mind and memory at the time of signing.

Witness Signature: 

Name: Dawn J. Beaver
Address: 3030 Salt Creek Lane, Suite 330
City: Arlington Heights State: Illinois

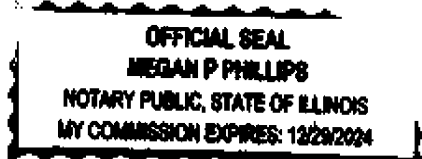
Witness Signature: 

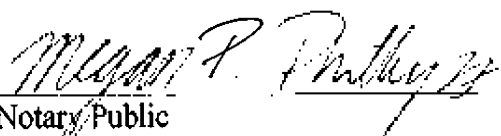
Name: M. Palmer
Address: 3030 Salt Creek Lane, Suite 330
City: Arlington Heights State: Illinois

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that Garrett Jennings and Jennifer Onesto Jennings, husband and wife, and the above-mentioned witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of a valid driver's license or other government-issued identification with photograph, are the same persons whose names are subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on April 13, 2021.





Notary Public

This instrument was prepared by:
Navigant Law Group, LLC, 3030 Salt Creek Lane, Suite 330, Arlington Heights, IL 60005
without examination of title based on information provided by Owners.

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LEGAL DESCRIPTION

THE SOUTH ½ OF THE NORTH ½ OF LOT 15 (EXCEPT THE EAST 363 FEET THEREOF)
IN GEORGE H. ALLISON'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼
OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-20-505-046-0000

Property Address: 1113 North Dunton Avenue, Arlington Heights, Illinois, 60004

Property of Cook County Clerk's Office