

UNOFFICIAL COPY

PREPARED BY:

Ryan W. Gardner
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

Doc#: 2114428506 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2021 02:57 PM Pg: 1 of 3

MAIL TAX BILL TO:

Robert and Anastasia Figura
2349 S. DeCook Court
Park Ridge, Illinois 60068

MAIL RECORDED DEED TO:

Ryan W. Gardner
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

We, Robert Figura and Anastasia Figura, husband and wife, ("Owners"), both of 2349 S. DeCook Court, Park Ridge, Cook County, Illinois (the "Property"), 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 the Property under a duly recorded Trustee's Warranty Deed dated June 1, 2020 and recorded July 28, 2020 as document number 2021007231 in the County of Cook, State of Illinois whereby we acquired title to the Property as not as tenants in common, and not as joint tenants, but in tenancy by the entirety. The Property is legally described as:

Legal Description attached hereto as Exhibit A and made a part hereof.

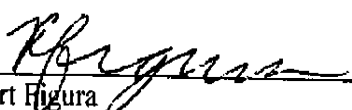
Permanent Real Estate Index Number: 09-22-116-033-0000

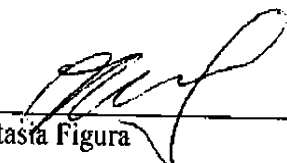
Address of Real Estate: 2349 S. DeCook Court, Park Ridge, Illinois 60068

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 Robert Figura and Anastasia Figura, if neither Owner survives, the surviving Owner upon his/her death hereby conveys and transfers the Property listed above to the Trustee of the Robert Figura Revocable Trust dated May 11, 2021.

Signed this 11th day of May, 2021.


Robert Figura


Anastasia Figura

UNOFFICIAL COPY

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 with our contemporaneous interaction by sight and sound via two-way audio-video communication technology pursuant to Executive Order 2020-14 issued by the Governor of the State of Illinois on March 26, 2020, and extended pursuant to 5 ILCS 175/95-20 on June 12, 2020. Immediately thereafter, at the Owner's request, 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 were physically present in the State of Illinois, that we were able to see, hear, and communicate with the Owners when the Owners signed this Transfer on Death Instrument, and that we believed the Owners to be of sound mind and memory at the time of signing.

Witnesses
Karely Maria
Print: Karely Maria

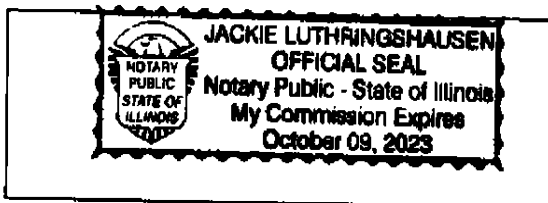
Shannon Grace
Print: Shannon Grace

Addresses
residing at: 1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173
residing at: 1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

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 Robert Figura and Anastasia Figura and the above named witnesses, each of whom was either personally known to me, or presented satisfactory evidence of identification in the form of a Driver's License to be the same persons whose names are subscribed to the foregoing instrument, appeared this day in my presence via two-way audio-video communication technology with my contemporaneous interaction by sight and sound pursuant to Executive Order 2020-14 issued by the Governor of the State of Illinois on March 26, 2020, and extended pursuant to 5 ILCS 175/95-20 on June 12, 2020, 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.

Given under my hand and notarial seal this 11th day of May, 2021.



Jackie Luthringshausen
Notary Public
My commission expires on 10/9/23

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

5/12/21 *Jackie Luthringshausen*
Date Representative

Prepared by: Ryan W. Gardner, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173

RF/AF

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

LOT 69 IN SMITH AND HILL'S PARK RIDGE MANOR UNIT NO. 2, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE WEST 217 FEET MEASURED OF THE NORTH AND SOUTH LINES THEREOF) IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 09-22-116-033-0000

Address of Real Estate: 2349 S. DeCook Court, Park Ridge, Illinois 60068

Property of Cook County Clerk's Office

RF / AF