

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT



Doc# 2132010006 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/16/2021 10:09 AM PG: 1 OF 3

I, Grantor, MAUREEN KNAUBER, widowed from Thomas R. Knauber, of 102 E. White Oak, Arlington Heights, Illinois 60005, 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:

That I am the sole owner of residential real estate ("Property") under a duly recorded Warranty Deed dated November 28, 1988 and recorded December 1, 1988 as document number 88553496 in the County of Cook, State of Illinois. The property is legally described as:

LOTS 4 & 5 IN BLOCK 12 IN ARLINGTON HEIGHTS GARDEN HOMESITES IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE 3<sup>RD</sup> PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N. 08-09-224-007 and Commonly known as: 102 E. White Oak, Arlington Heights, Illinois 60005

That under Illinois Residential Real Property Transfer on Death Instrument Act (755 ILCS 27/1et 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 my death. Further, effective upon my death, I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon my death, I hereby convey and transfer one hundred percent (100%) of the Property listed above and legally described above to the descendants, per stirpes, of THOMAS R. KNAUBER and MAUREEN KNAUBER who survive me for thirty (30) days; however, any share for MATTHEW JOHN KNAUBER shall be distributed to THE MATTHEW JOHN KNAUBER DISCRETIONARY SUPPLEMENTAL NEEDS TRUST dated the 11<sup>th</sup> day of November, 2010, as property of said Trust, to be administered and distributed in accordance with the terms and provisions thereof.

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INT

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR/OWNER. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTOR 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 Arlington Heights Illinois on this 2 day of November, 2021.

X Maureen Knauber  
MAUREEN KNAUBER

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## AFFIDAVIT

We, the undersigned, being the Grantor and owner of the land described in this instrument, MAUREEN KNAUBER, 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 Grantor, whose identity was verified by a government issued document, signed and executed the instrument as the Grantor's Transfer on Death Instrument of real estate which is a revocable instrument and that the Grantor had signed willingly and that the Grantor executed it as the Grantor's free and voluntary act for the purposes therein expressed, and that each of the witnesses signed the Grantor's Transfer on Death Instrument as witness in accordance with Illinois Public Act 102-0167 and that to the best of his or her knowledge, the Grantor was at that time eighteen (18) 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 GRANTOR:

X Maureen Knauber  
MAUREEN KNAUBER

THE WITNESSES:

Holly Garcia  
Signature of Witness #1  
**Holly Garcia**

Printed Name of Witness #1  
Bethany Callese  
Signature of Witness #2  
**Bethany Callese**

Printed Name of Witness #2

### ILLINOIS NOTARY ACKNOWLEDGMENT UNDER ILLINOIS PUBLIC ACT 102-0167

State of Illinois  
County of Lake

**Melanie B. Hoffman**

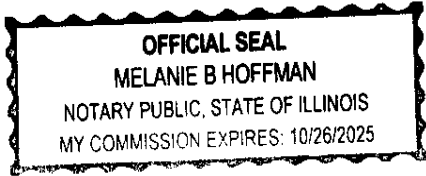
I, Melanie B. Hoffman, a Notary Public in the State and County aforesaid, hereby certify that on this day, while I was physically present in the State of Illinois, MAUREEN KNAUBER, also physically present in the State of Illinois, and the witnesses, also physically present in the State of Illinois, all personally appeared before me by means of an interactive two-way audio and video communication, which allowed this notary, the person executing the document, as well as the person(s) witnessing the document, to communicate with each other simultaneously in accordance with the Illinois Public Act 102-0167, and further that MAUREEN KNAUBER, who is either known to me, or has provided satisfactory evidence of identity, by presenting government issued documentation, to be the person whose name is subscribed to the Transfer on Death Instrument, consisting of three (3) pages, to which this Acknowledgment

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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 3 day of November, 2021.



Melanie B Hoffman  
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:**  
MAUREEN KNAUBER  
102 E. White Oak  
Arlington Heights, Illinois 60005

**Mail subsequent tax bill upon death to:**  
LUKE WILLIAM KNAUBER  
102 E. White Oak  
Arlington Heights, Illinois 60005

Property of Cook County Clerk's Office