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Cook County Recorder

TRANSFER ON DEATH INSTRUMENT



Doc# 2134917021 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2021 03:17-PM PG: - 1 OF 4

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Name & Address of Beneficiary:

Elise N. Willis 1455 Woodland Dr. Deerfield, IL 60015

Sara Elie 719 E. Meadow Ln. Palatine, IL 60074

Owners' Names & Address and Taxes to:

Michael G. victor and Diane Lynn Downs
153 Aberdour Lane
Inverness, IL 60067

TRANSFER ON DEATH INSTRUMENT

This TRANSFER ON DEATH INSTRUMENT is made this 18th day of December, 2019. We, Michael G. Victor and Diane Lynn Downs ("Owners"), husband and wife, of 153 Aberdour Lane, Inverness, IL 60067, Cook County, Illinois, being of sound mind and 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 Quit Claim Deed dated October, 29, 2019 and Recorded December 13th 2019, as document number 1934755/20, in the County of Cook, State of Illinois whereby we acquired title to the Property not as Tenants in Common or as Joint Tenants, but as Tenants by the Entirety. The Property is legally described as: SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 02-16-309-018-1030

Address of Real Estate: 153 Aberdour Lane, Inverness, IL 50067

That under 755 ILCS 27/1 et seq., the owners of residential real estate may transfer residential real estate by a transfer on death instrument; such as, this transfer does not become effective until the death of the last of us. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

TRANSFER ON DEATH INSTRUMENT

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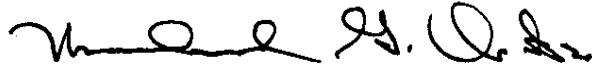
THAT UPON THE DEATH of both Michael G. Victor and Diane Lynn Downs or In the event of a simultaneous death wherein the order of our deaths cannot be determined, we agree that it shall be deemed that Michael G. Victor survived Diane Lynn Downs, and at the time this Transfer on Death Instrument would become effective. We convey and transfer the described Property to the following designated beneficiaries, provided they survive us, in equal shares per stirpes:

EILISE N. WILLIS, daughter of Michael G. Victor, currently residing at 1455 Woodland Dr., Deerfield, IL 60015 and

SARA ELIE, daughter of Michael G. Victor, currently residing at 719 E. Meadow Ln., Palatine, IL 60074

IN WITNESS WHEREOF, the said Owners have executed this Transfer on Death Instrument on date first above written.

Signed this 18 th day of December, 2019.



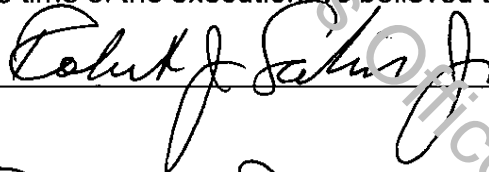
Michael G. Victor, Owner



Diane Lynn Downs, Owner

WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Michael G. Victor and Diane Lynn Downs, the Owners, as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that Michael G. Victor and Diane Lynn Downs, the Owners, executed the Transfer on Death Instrument as their free and voluntary act, and at the time of the execution we believed them (the Owners) to be of sound mind and memory.




STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael G. Victor and Diane Lynn Downs (the Owners), and Robert J. Sabin Jr and Beverly J. Sabin (the Witnesses), personally known to me to be the same persons whose

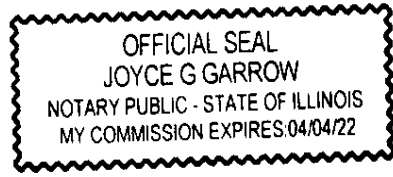
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names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER my hand and notarial seal this
18th day of December, 2019.



Notary Public
My Commission expires on 4/4/22



Property of Cook County Clerk's Office

Name & Address of Preparer:*

ROBERT J. SABIN JR
LAW OFFICE OF ROBERT J. SABIN JR.
855 E. Golf Rd. Ste. 1124
Arlington Hts, IL 60005
Telephone: (847) 981-0912
~~Telefax: (847) 981-0908~~

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LEGAL DESCRIPTION

For the premises commonly known as:

153 Aberdour Lane
Inverness IL 60067

Legal Description:

PARCEL 1:

UNIT 113 IN INVERNESS ON THE PONDS TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND OUTLETS IN INVERNESS ON THE PONDS UNIT TWO SUBDIVISION OF PART OF LOT 11 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 AND PART OF OUTLOT 1 IN LOCH LOMOND GREENS UNIT ONE SUBDIVISION OF PARTS OF LOTS 11 AND 14 IN SAID SCHOOL TRUSTEES' SUBDIVISION AFORESAID WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 86063691, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER PRIVATE STREETS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 86063691 AND AS CREATED BY DEED RECORDED AS DOCUMENT 87564549.

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

10-29-17

Date

Robert J. Sabin Jr. AGENT
Buyer, Seller or Representative

This instrument was prepared by

Robert J. Sabin Jr.
Attorney at Law
855 E. Golf Rd. Ste. 1124
Arlington Hts., IL 60005

Send subsequent tax bills to:

Michael Victor
153 Aberdour Lane
Inverness Ill
60067

Recorder-mail recorded document to:

Michael Victor
153 Aberdour Lane
Inverness Ill
60067