

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
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**PREPARED BY AND AFTER RECORDING  
RETURN TO:**

Katherine M. Oswald, Esq.  
**GOLAN CHRISTIE TAGLIA LLP**  
70 W. Madison Street  
Suite 1500  
Chicago, IL 60602

**NAME AND ADDRESS OF TAXPAYER:**

Joshua J. Beyer and Nancy A. Beyer  
1 N. Wille Street  
Mount Prospect, IL 60056

## TRANSFER ON DEATH INSTRUMENT

We, **JOSHUA BEYER and NANCY BEYER**, husband and wife, of 1 N. Wille Street, Mount Prospect, Cook County, Illinois, 60056 being of sound mind and memory, do hereby revoke any prior Transfer on Death Instruments for the residential real estate located at 1 N. Wille Street, Mount Prospect, Illinois 60056 (the "Property") and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the owners (the "Joint Owners") of the Property under a duly recorded Warranty Deed dated April 21, 2004 and recorded as document number 0412726021, in the County of Cook, State of Illinois, whereby we acquired title to the Property as TENANTS BY THE ENTIRETY. The Property is legally described as:

LOT 1 IN BLOCK 1 IN ERNST BUSSE ADDITION TO MOUNT PROSPECT, BEING A SUDIVISION OF THE SOUTH 543 FEET OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 03-34-331-011-0000

Address of Real Estate: 1 N. Wille Street, Mount Prospect, IL 60056

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 surviving Joint Owner. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of both **JOSHUA BEYER and NANCY BEYER**, then if **JOSHUA BEYER** shall have survived **NANCY BEYER**, we convey and transfer the Property to the then acting trustee of the **JOSHUA J. BEYER TRUST dated March 3, 2022**, 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 **JOSHUA BEYER**, or in the event **NANCY BEYER** shall have survived **JOSHUA BEYER**, we convey and transfer the Property to the then acting trustee of the **NANCY A. BEYER TRUST dated March 3, 2022** 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 **NANCY BEYER**. In the event of simultaneous death of **JOSHUA BEYER and NANCY BEYER**, we convey and transfer the Property as follows: an undivided 50% interest to the then acting trustee of the **JOSHUA J. BEYER TRUST dated March 3, 2022** and an undivided 50% interest to the then acting trustee of the **NANCY**

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A. BEYER TRUST dated March 3, 2022 to be added to each respective trust's corpus and distributed in accordance with the terms thereof.

Signed this 3rd day of March, 2022.

*Joshua Beyer*  
JOSHUA BEYER

*Nancy Beyer*  
NANCY BEYER

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by JOSHUA BEYER and NANCY BEYER, the Joint 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 the Joint Owners were at the time of signing of sound mind and memory, executed the instrument as their free and voluntary acts, and were under no undue influence.

WITNESSES:

*Amende Leon*  
Print Name Amende Leon

residing at

3211 S. Racine Ave, 2C  
Chicago, IL 60608

*Katharine Kussman*  
Print Name Katharine Kussman

residing at

1448 W. Winnetka Avenue  
Chicago, IL 60640

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 JOSHUA BEYER and NANCY BEYER, husband and wife, the Joint Owners, and Amende Leon and Katharine Kussman, the witnesses, personally known to me to be the same persons whose names are subscribed on 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 acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3rd day of March, 2022.

*Ryan Tryzbiak*  
Notary Public

