

UNOFFICIAL COPY



2207008004

Doc# 2207008004 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/11/2022 09:30 AM PG: 1 OF 2

TRANSFER ON DEATH INSTRUMENT

We, **James N. Schroeder** and **Loretto M. Schroeder**, husband and wife, of 17732 Peacock Lane, Tinley Park, IL 60487 hereby make this Transfer on Death Instrument this March 5, 2022 as the owners of the following residential real estate described below:

Lot 56 in Pleasant Chase West, being a division of part of the Northwest 1/4 of Section 34, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN) **27-34-115-014-0000**

Property address: **17732 Peacock Lane, Tinley Park, IL 60487**

Exempt under 35 ILCS 200/31-45(e)
March 5, 2022

John C. Quinn
Representative

Last duly recorded deed recorded on March 8, 2021 as document #21067060

Revocable transfer on death designation of successor owner at death of primary owners: We, **James N. Schroeder** and **Loretto M. Schroeder**, are the owners of this property. We are of competent minds and capacity. Upon the death of both of us, pursuant to the Illinois Real Property Transfer on Death Instrument Act (755 ILCS 27/1 *et seq.*), this property passes to the **James and Loretto Schroeder Trust dated October 29, 2009**, in care of the then acting trustee. We each retain the right to revoke or replace this designation at any time before either of our deaths. The trustee powers include, but are not limited to the following:

- Transactions:** As to this property, the trustee may buy, sell (at a public or private sale), exchange, rent, convey, partition, subdivide, accept title, create conditions, grant easements, convey, assign, lease, hold, possess, maintain, repair, improve, manage, operate, insure, release rights of homestead, create land trusts and exercise all land trust powers. The trustee may collect rents, sale proceeds, and other revenue from it. For real estate taxes and assessments, the trustee may pay, contest, protest, and compromise. Any sale or lease may be for terms that extend beyond the trust duration and may include a portion of the real estate such as mineral rights and easements.
- Construct and demolish:** The trustee may improve or alter the property. This includes repairs, maintenance, demolition, and extraordinary changes to the property such as removing existing or erecting party walls or buildings.
- Partition:** The trustee may partition, develop, subdivide, or dedicate the property to public use. This includes making, vacating, partitioning, and changing plats and boundaries and creating restrictions, easements or other servitudes.
- Abandonment:** The trustee may abandon and/or retain the property even if productive, underproductive or nonproductive.

S Y
P 2
S L
M Y
SC Y
E Y
DC 20

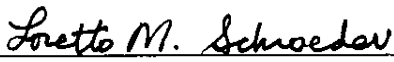
UNOFFICIAL COPY

5. Non productive property: The trustee may retain the property even if it is nonproductive. In the exercise of reasonable business judgment, the trustee may abandon assets.
6. Overall powers of trustee: The trustee is given all the rights, powers, and authority to manage and control the property so as to accomplish the trust purposes that an individual owner would have if there was no trust and the trustee was acting as a competent individual owner.
7. Interest of a trust beneficiary: The interest of each trust beneficiary (and anyone claiming through the beneficiary) is declared to be personal property only. No trust beneficiary has any legal or equitable title interest in this real estate. No interest of a trust beneficiary is subject to transfer, assignment, anticipation, pledge, seizure by legal process, claims of the beneficiary's creditors, claims for maintenance, or claims for support of the beneficiary's spouse. The trustee may reject any such claim.

Dated this March 5, 2022 and signed by the owners:



 James N. Schroeder

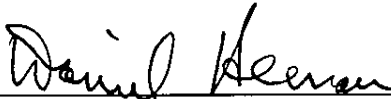


 Loretto M. Schroeder

Statement of witnesses: We hereby certify that the above freely and voluntarily signed this instrument in our presence and each witness and of each other. We believe **James N. Schroeder** and **Loretto M. Schroeder** to be of sound and disposing mind and memory, of legal age, and under no constraint or undue influence of any kind.



 Carol Heenan



 Daniel Heenan

This instrument was prepared by John E. Ahern, Attorney, 10635 S. Hamilton Ave., Chicago IL 60643

Return this document to:


Name: John E. Ahern, Attorney
 Address: 10635 S. Hamilton Ave.
 City, State, Zip: Chicago IL 60643

Send subsequent tax bills to:

Name: James &/or Loretto Schroeder
 Address: 17732 Peacock Lane
 City, State, Zip: Tinley Park, IL 60487

Notary - State of Illinois, County of Cook

I, the undersigned, a notary public of Cook County IL hereby certify that **James N. Schroeder** and **Loretto M. Schroeder**, personally known to me, and the witnesses appeared before me this March 5, 2022 and acknowledged signing and delivering this instrument freely and voluntarily for the uses and purposes herein set forth.



 Notary Public

