

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

I, Grantor, PAMELA A. JENTSCH, widowed from KEVIN R. JENTSCH, of 16406 Cherry Hill, Tinley Park, 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:



Doc# 2213612032 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/16/2022 01:13 PM PG: 1 OF 3

That I am the sole owner of residential real estate ("Property") under a duly recorded Special Warranty Deed dated June 9, 2011 and recorded July 25, 2011 as document number 120626106 in the County of Cook, State of Illinois. The property is legally described as:

LOT 118 IN CHERRY HILL FARMS UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 27-23-315-010 & 27-23-315-018 and

Commonly known as: 16406 Cherry Hill, Tinley Park, Illinois 60487

That under Illinois Residential Real Property Transfer on Death Instrument Act (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 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 my beneficiaries as follows:

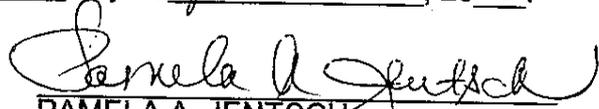
- (1) One-third (1/3) to THE JACOB T. JENTSCH 3rd PARTY SPECIAL NEEDS TRUST dated the 6th day of June, 2011, as property of that Trust, to be administered and distributed in accordance with the terms and provisions thereof, if JACOB T. JENTSCH survives me for thirty (30) days.
- (2) One-third (1/3) to RACHEL A. JENTSCH, if RACHEL A. JENTSCH survives me for thirty (30) days. If RACHEL A. JENTSCH does not so survive, then this share shall be distributed to the descendants, per stirpes, of RACHEL A. JENTSCH, who so survive.
- (3) One-third (1/3) to NATHAN M. JENTSCH, if NATHAN M. JENTSCH survives me for thirty (30) days. If NATHAN M. JENTSCH does not so survive, then this share shall be distributed to the descendants, per stirpes, of NATHAN M. JENTSCH, who so survive.
- (4) If any of the distributions in subparagraphs (1) through (3) above lapse or fail due to no so surviving beneficiary, then the remaining distributions in subparagraphs (1) through (3) above shall be proportionately increased.

S Y
P 3
S Y-1
SC
INT Bl

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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 Buffalo Grove, Illinois on this 25 day of April, 2022.


PAMELA A. JENTSCH

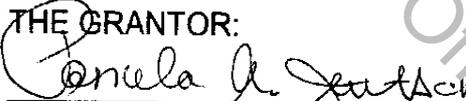
Property of Cook County Clerk's Office

AFFIDAVIT

State of Illinois
County of Lake

We, the undersigned, being the Grantor and owner of the land described in this instrument, PAMELA A. JENTSCH, 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 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, in the presence and hearing of the Grantor, signed the Grantor's Transfer on Death Instrument as witness and that to the best of his or her knowledge, the Grantor was at that time eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence. Further, each of the witnesses acknowledge that he or she signed said instrument as his or her free and voluntary act for the uses and purposed therein set forth.

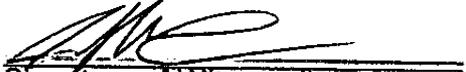
THE GRANTOR:


PAMELA A. JENTSCH

THE WITNESSES:


Signature of Witness #1

Alyssa Sword
Printed Name of Witness #1


Signature of Witness #2

Jeff Magierski
Printed Name of Witness #2

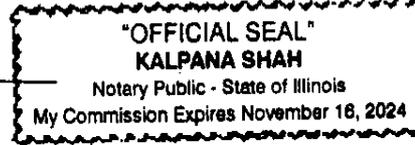
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Subscribed, sworn to and acknowledged before me by PAMELA A. JENTSCH, the Grantor and owner of the real estate, and subscribed and sworn to before me by the witnesses this 25th day of APRIL, 2022



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:
PAMELA A. JENTSCH,
16406 Cherry Hill, Tinley Park, Illinois 60487

Mail subsequent tax bill upon death to:
RACHEL A. JENTSCH
16406 Cherry Hill, Tinley Park, Illinois 60487

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