

# UNOFFICIAL COPY

Doc#: 2226433194 Fee: \$51.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/21/2022 01:27 PM Pg: 1 of 3

**This Instrument Prepared By,  
and After Recording,  
Please Mail To:**  
Aaron E. Ruswick  
Huck Bouma PC  
1755 S. Naperville Road, Ste 200  
Wheaton, Illinois 60189

## TRANSFER ON DEATH INSTRUMENT

I, **Brian C. Grote**, a married person, of Brookfield, County of Cook, State of Illinois, being of sound mind and disposing memory, do hereby revoke all prior Transfer on Death Instruments for the below described residential real estate, and make, declare and publish this Transfer on Death Instrument after being first duly sworn. I depose and state as follows:

That I am a joint owner with my spouse, **Priscilla N. Grote**, of certain residential real estate (the "Residence") pursuant to a duly recorded Warranty Deed recorded on the 8<sup>th</sup> day of December, 2010 as Document Number 1034233056 in the office of the Cook County Recorder of Deeds, State of Illinois. The legal description of the Residence is:

LOT 20 IN BLOCK 16 IN PORTIA MANOR, BEING FREDERICK H. BARTLETT'S SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 6, 1915 AS DOCUMENT NO. 5573274, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-34-315-001-0000

Commonly known as: 3601 Arthur Avenue, Brookfield, Illinois 60513

That pursuant to 755 ILCS 27/70, a joint owner of an interest in residential real estate, including a tenant by the entirety, may transfer such residential real estate by a transfer on death instrument; that this transfer on death instrument is a non-testamentary instrument; that this transfer on death instrument is revocable; and that this transfer does not become effective until the time of my death if I am the last to die of all joint owners of the residential real estate.

# UNOFFICIAL COPY

That upon my death, provided I am the last to die of all joint owners of the Residence, title to and ownership of the Residence shall vest in the then acting trustee of the BRIAN C. GROTE TRUST DATED SEPTEMBER 21, 2022 (the "Brian C. Grote Trust"). If the Brian C. Grote Trust is not in existence at my death and I am the last to die of all joint owners of the Residence, then at my death title to and ownership of the Residence shall vest, in shares of equal value, in such of my then living children, provided that if a child of mine is not then living but a descendant of the deceased child is then living, the share that would have vested in the deceased child, if living, shall vest in the deceased child's then living descendants, *per stirpes*.

If any interest in the Residence becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent, if living, or if none living, to his or her nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until that person attains the age of twenty-one (21).

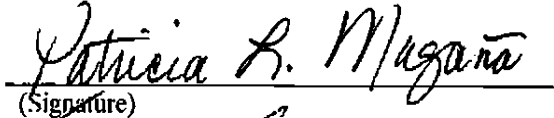
DATED this 21<sup>st</sup> day of September, 2022.



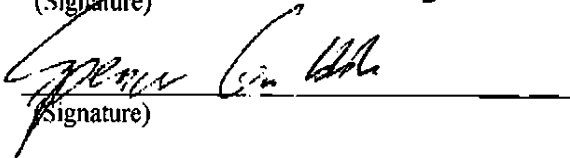
\_\_\_\_\_  
Brian C. Grote

We, the attesting witnesses, on oath state that each of us was present on September 21, 2022; that in the presence of the witnesses, BRIAN C. GROTE (the "Transferor") signed this transfer on death instrument in our presence as the Transferor's free and voluntary act; that we, the witnesses, signed this transfer on death instrument in the presence of the Transferor and in the presence of each other; that we, the witnesses, believed the Transferor to be of sound mind and memory at the time of signing, and to the best knowledge of each of the witnesses, to be at least eighteen (18) years of age on the date the instrument was signed.

Witnesses

  
\_\_\_\_\_  
(Signature)

Patricia L. Magaña  
\_\_\_\_\_  
(Print Name)

  
\_\_\_\_\_  
(Signature)

Spencer C. Libb  
\_\_\_\_\_  
(Print Name)

# UNOFFICIAL COPY

State of Illinois        )  
                                      ) SS.  
County of DuPage     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRIAN C. GROTE, Patricia L. Magaña, and [Signature], personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they each 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 21<sup>st</sup> day of September, 2022.

[Signature]  
Notary Public

