

UNOFFICIAL COPY

Doc#: 2228628025 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2022 11:05 AM Pg: 1 of 2

TRANSFER ON DEATH INSTRUMENT

This Transfer on Death Instrument made on October 11, 2022, by Julie Selner (Name of Owner or Owners, hereafter "Owner"), of 913 Woodlawn Road, Glenview, County of Cook, and State of Illinois, being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

Legal Description:

LOT 2 IN FRAKE'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 144.27 FEET OF THE EAST 530.35 FEET (EXCEPT THE WEST 150 FEET AND THE EAST 185.55 FEET) OF THE SOUTH 1/2 (EXCEPT THAT PART, IF ANY, IN THE SOUTH 10 ACRES) OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

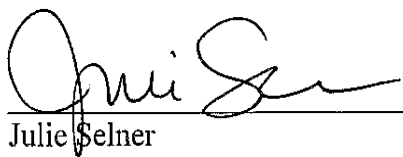
Property Address: 913 Woodlawn Road, Glenview, IL 60025

Permanent Index Number(s): 04-25-306-066-0000

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers, effective on the death of the Owner, the above-described residential real estate, provided that the owner is the last to die of all joint owners of the above described residential real estate, to the following Beneficiary:

Beneficiary(s): the then acting trustee of the Julie Anne Selner Trust dated October 11, 2022, and any amendments thereto

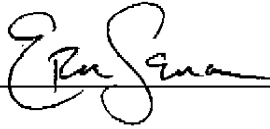
IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date above written.



Julie Selner

On this day, October 11, 2022, Eric Selner, spouse of Julie Selner, hereby waives and releases all rights under the homestead exemption laws of the State of Illinois

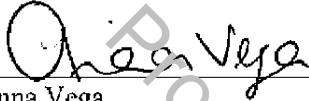
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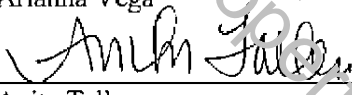
Eric Selner

STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as the Owner's Transfer on Death Instrument in our presence, remotely pursuant to the Illinois Electronic Wills and Remote Witnesses Act Section 15-20, and that we, at the Owner's request and in the Owner's presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.



Arianna Vega

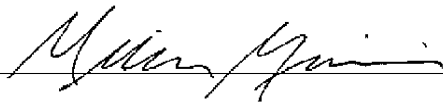


Anita Tallon

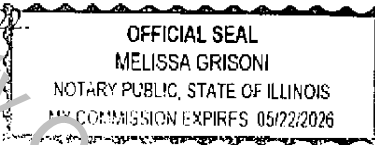
STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owner and Witnesses personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me, remotely pursuant to the Illinois Electronic Wills and Remote Witnesses Act Section 15-20, 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 official seal, this 11th day of October, 2022.



(Notary Public)



Prepared by: Melissa Grisoni, Hawbecker & Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

Return to: Melissa Grisoni, Hawbecker & Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

Taxes to: Eric Selner and Julie Selner, 913 Woodlawn Road, Glenview, IL 60025

Exempt under the provisions of Paragraph 4c, Section 31-45, Property Tax Code

Date: 11th day of October, 2022 Julie Selner:

