

# UNOFFICIAL COPY

Doc#: 2301833357 Fee: \$51.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/18/2023 02:46 PM Pg: 1 of 2

## TRANSFER ON DEATH INSTRUMENT

This Transfer on Death Instrument made on December 21, 2022, by Christopher A. Grubert (Name of Owner or Owners, hereafter "Owner"), of 121 S. East Avenue, Oak Park, 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 22 IN BLOCK 1 IN BLACKSTONE ADDITION TO OAK PARK, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 19.50 CHAINS THEREOF IN COOK COUNTY, ILLINOIS.

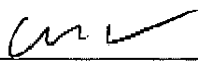
Property Address: 121 S. East Avenue, Oak Park, IL 60304

Permanent Index Number(s): 16-07-402-022-0000

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 Christopher A. Grubert Trust dated November 22, 2013, and any amendments thereto

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

  
\_\_\_\_\_  
Christopher A. Grubert

Transfer on Death Instrument

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On this day, December 21, 2022, Carrie L. Grubert, spouse of Christopher A. Grubert, hereby waives and releases all rights under the homestead exemption laws of the State of Illinois

Carrie L. Grubert  
Carrie L. Grubert

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  
Arianna Vega

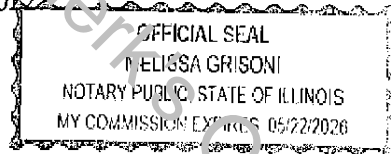
Rebecca Heraty  
Rebecca Heraty

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 21st day of December, 2022

Melissa Grisoni (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: Christopher A. Grubert and Carrie L. Grubert, 121 S. East Avenue, Oak Park, IL 60304

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

Date: 21st day of December, 2022 Christopher A. Grubert: Christopher A. Grubert