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TRANSFER ON DEATH INSTRUMENT



I, Grantor, CAROL L. WISNER, a single person, of 565 N. Walden Drive, Palatine, Illinois 60067, 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# 2306846097 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2023 03:09 PM PG: 1 OF 3

That I am the sole owner of residential real estate ("Property") under a duly recorded Warranty Deed dated April 21, 2015 and recorded June 23, 2015 as document number 1518049099 in the County of Cook, State of Illinois. The property is legally described as:

PARCEL 1: THE SOUTH 29.78 FEET OF LOT 7 AS MEASURED ALONG THE EAST AND WEST LINES THEREOF, IN THE TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90201697.

P.I.N. 02-15-112-064-0000 and Commonly known as:
565 N. Walden Drive, Palatine, Illinois 60067

That under Illinois Residential Real Property Transfer on Death Instrument Act (755 ILCS 27/1et 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 and legally described above to my beneficiary, CHRISTINE R. PENTZIEN, if CHRISTINE R. PENTZIEN survives me for thirty (30) days. If CHRISTINE R. PENTZIEN does not so survive, then the above listed and described residential real estate shall be conveyed and transferred to the descendants, per stirpes, of CHRISTINE R. PENTZIEN, who survive me for thirty (30) days.

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.

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Executed at Palatine, Illinois on this 28 day of February, 2023

Carol L. Wisner
* CAROL L. WISNER

AFFIDAVIT

We, the undersigned, being the Grantor and owner of the land described in this instrument, CAROL L. WISNER, 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, whose identity was verified by a government issued document, 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 signed the Grantor's Transfer on Death Instrument as witness in accordance with Illinois Public Act 102-0167 and that to the best of his or her knowledge, the Grantor was at that time eighteen (18) years of age or older, of sound mind and memory, and under no constraint or undue influence. Further, each of the witnesses acknowledge that they signed said instrument as their free and voluntary act for the uses and purposed therein set forth.

THE GRANTOR:

Carol L. Wisner
CAROL L. WISNER

THE WITNESSES:

Holly Garcia
Signature of Witness #1

Holly Garcia

Printed Name of Witness #1

Bethany Callese
Signature of Witness #2

Bethany Callese

Printed Name of Witness #2

ILLINOIS NOTARY ACKNOWLEDGMENT UNDER ILLINOIS PUBLIC ACT 102-0167

State of Illinois
County of Lake

Melanie B. Hoffman, a Notary Public in the State and County aforesaid, hereby certify that on this day, while I was physically present in the State of Illinois, CAROL L. WISNER, also physically present in the State of Illinois, and the witnesses, also physically present in the State of Illinois, all personally appeared before me by means of an interactive two-way audio and video communication, which allowed this notary, the person executing the

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document, as well as the person(s) witnessing the document, to communicate with each other simultaneously in accordance with the Illinois Public Act 102-0167, and further that CAROL L. WISNER, who is either known to me, or has provided satisfactory evidence of identity to be the person whose name is subscribed to the Transfer on Death Instrument, verified by a government issued document, consisting of three (3) pages, to which this Acknowledgment is attached and made a part thereof, and the witnesses, all acknowledged to me that they executed the same as their free and voluntary act and all acknowledged to me their presence in the State of Illinois.

Given under my hand and seal office this 1 day of March, 2023



Melanie B Hoffman
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:
CAROL L. WISNER,
565 N. Walden Drive
Palatine, Illinois 60067

Mail subsequent tax bill upon death to:
CHRISTINE R. PENTZIEN
565 N. Walden Drive
Palatine, Illinois 60067

Property of Cook County Clerk's Office