

UNOFFICIAL COPY

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Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2023 11:57 AM Pg: 1 of 2

PREPARED BY:

Patrick D. Owens
Robbins DiMonte, Ltd.
216 W. Higgins Rd.
Park Ridge, IL 60068

MAIL TAX BILL TO:

Steven and Danielle Szilva
2038 E. Mulberry Ln.
Arlington Heights, IL 60004

MAIL RECORDED DEED TO:

Patrick D. Owens
Robbins DiMonte, Ltd.
216 W. Higgins Rd.
Park Ridge, IL 60068

TRANSFER ON DEATH INSTRUMENT
Statutory (Illinois)

We, Steven A. Szilva and Danielle S. Szilva, husband and wife, ("Owners"), of 2038 E. Mulberry Ln., Arlington Heights, IL 60004, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the Owners of residential real estate ("Property") under a duly recorded Warranty Deed dated May 28, 2018 and recorded December 4, 2018, as document number 1833816026, in the County of Cook, State of Illinois whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as:


LOT 29 IN HARRIS PROSPECT PARK, UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 03-16-305-033-0000
Property Address: 2038 E. Mulberry Ln., Arlington Heights, IL 60004


That under 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 death of the survivor of the Owners. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of both Steven A. Szilva and Danielle S. Szilva, then if Steven A. Szilva shall have survived Danielle S. Szilva, we convey and transfer the Property to the then acting trustee of the Steven A. Szilva Trust dated May 3, 2023, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of Steven A. Szilva, or in the event Danielle S. Szilva shall have survived Steven A. Szilva, we convey and transfer the Property to the then acting trustee of the Danielle S. Szilva Trust dated May 3, 2023, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of Danielle S. Szilva. In the event of a simultaneous death, the survivorship provision of the living trusts of the Owners shall control survivorship.

Signed this the 3rd day of May, 2023.



Steven A. Szilva



Danielle S. Szilva

