UNOFFICIAL COPY

Doc#. 2312413111 Fee: \$51.00

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 Utd. 216 W. Higgins Rc. Park Ridge, IL 60006

FRANSFER 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, Illinoir, 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 I, P.E'NG A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOV/NSHIP 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, 11, 30004

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real state 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 Lilinois.

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 oxided 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

Darlielle S. Szilva

Addresses

UNOFFICIAL COPY

WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed the transfer on death instrument as their own free and voluntary act. We certify that we believed the Owners to be of sound mind and memory at the time of signing.

Witnesses

Date

Ten Stohmen	residing at 216 Higgins Road
Mefyà Vas:	residing at 216 Higgins Road Park Ridge, 12 60068 residing at 11646 Brook Hill Drive
	Orland Parx, 12 60467
STATE OF ILLINOIS) SS.	
COUNTY OF COOK)	
A. Szilva and Danielle S. Szilva and the above named presented satisfactory evidence of identification in the document to be the same persons whose names are s	mity, in the state aforesaid, DO HEREBY CERTIFY that Steven I with exses, each of whom was either personally known to me or eform of Driver's License State of Illinois picture identification subscribed to the foregoing instrument, appeared before me this aled and delivered the said instrument as their free and voluntary 3rd day of May, 2023.
OFFICIAL SEAL PATRICK D OWENS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/21/24	Notary Fublic
	My commission expires on
Exempt under provisions of Paragraph E, Section 4,	Real Estate Transfer Tay Act
5/3/23	New Estate Hansier Tax Act.

Representative