

TRANSFER ON DEATH INSTRUMENT

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I, Grantor, LINDA M. ANDRES, a single person, of 180 N. Crescent Avenue, 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# 2321646000 Fee \$41.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2023 09:22 AM PG: 1 OF 3

That I am the sole owner of residential real estate ("Property") under a duly recorded Quit Claim Deed dated December 10, 2008 and recorded June 1, 2012 as document number 1215349017 in the County of Cook, State of Illinois. The property is legally described as:

LOT 4 IN CRESCENTWOOD SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 3 AND 4 IN BLOCK 7 AND LOTS 6, 7, 8 AND 10 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 02-16-416-008-0000 and Commonly known as: 180 Crescent Avenue, Palatine, Illinois 60067
Also known as: 180 N. Crescent Avenue, Palatine, IL 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 the Property listed above and legally described above to my beneficiaries as follows:

- (A) Fifty percent (50%) (or all thereof if the distribution in paragraph (B) below lapses or fails due to no surviving beneficiary) shall be distributed to MICHELLE BISOGNANI, formerly known as MICHELLE L. ANDRES, if MICHELLE BISOGNANI survives me for thirty (30) days. If MICHELLE BISOGNANI does not so survive, then this share shall be distributed to the descendants, per stirpes, of MICHELLE BISOGNANI, who survive me for thirty (30) days.
- (B) Fifty percent (50%) (or all thereof if the distribution in paragraph (A) above lapses or fails due to no surviving beneficiary) shall be distributed to THE JAMES PHILLIP ANDRES DISCRETIONARY SUPPLEMENTAL NEEDS TRUST dated the 8th day of May, 2008, as property of said Trust, to be administered and distributed in accordance with the terms and provisions thereof, if JAMES PHILLIP ANDRES survives me for thirty (30) days.

S ✓
P 3
S ✓
M ✓
SC ✓
E ✓
INT 2/10

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

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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.

Executed at Buffalo Grove, Illinois on this 26 day of July, 2023.

Linda M. Andres
LINDA M. ANDRES

AFFIDAVIT

State of Illinois
County of Lake

We, the undersigned, being the Grantor and owner of the land described in this instrument, LINDA M. ANDRES, 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 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, in the presence and hearing of the Grantor, signed the Grantor's Transfer on Death Instrument as witness and that to the best of his or her knowledge, the Grantor was at that time eighteen 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:

Linda M. Andres
LINDA M. ANDRES

THE WITNESSES:

Michelle Feltner
Signature of Witness #1

Michelle Feltner
Printed Name of Witness #1

Debbie Dawdy
Signature of Witness #2

Debbie Dawdy
Printed Name of Witness #2

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Subscribed, sworn to and acknowledged before me by LINDA M. ANDRES, the Grantor and owner of the real estate, and subscribed and sworn to before me by the witnesses this 26 day of July, 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 847-279-0090E-mail: Email@rubinlaw.com

Mail current tax bill to:
LINDA M. ANDRES,
180 N. Crescent Avenue, Palatine, Illinois 60067

Mail subsequent tax bill upon death to:
MICHELLE BISOGNANI
180 N. Crescent Avenue
Palatine, Illinois 60067