

# UNOFFICIAL COPY

Doc#: 2326440113 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/21/2023 11:50 AM Pg: 1 of 2

**Mail Recorded Instrument To:**

Elizabeth M. Kircher  
Kelleher + Holland, LLC  
102 S. Wynstone Park Drive  
North Barrington, IL 60010

**Mail Tax Bill To:**

Mr. and Mrs. James Hillebrand  
405 S. Madison  
LaGrange, IL 60525

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**TRANSFER ON DEATH INSTRUMENT**  
**Statutory (Illinois)**

We, JAMES N. HILLEBRAND and JANET G. HILLEBRAND, husband and wife (*Owners*), of Village of La Grange, County of Cook, State of 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 Warranty Deed dated April 29, 2014, and duly recorded as Document No. 1412049067 in Cook County, Illinois on April 30, 2014, whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as:

LOT 25 IN BLOCK 4 IN LAGRANGE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 18-04-330-002-0000

Address of Property: 405 S. Madison Ave., La Grange, IL 60525

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

Upon the death of both JAMES N. HILLEBRAND and JANET G. HILLEBRAND, then if JAMES N. HILLEBRAND shall have survived JANET G. HILLEBRAND, we convey and transfer the Property to the then-acting trustee of the JAMES HILLEBRAND 2023 LIVING TRUST DATED SEPTEMBER 19, 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 JAMES N. HILLEBRAND, or in the event JANET G. HILLEBRAND shall have survived JAMES N. HILLEBRAND, we convey and transfer the Property to the then-acting trustee of the JANET HILLEBRAND 2023 LIVING TRUST DATED SEPTEMBER 19, 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 JANET G. HILLEBRAND. In the event of a simultaneous death, JANET G. HILLEBRAND will be considered to have survived JAMES N. HILLEBRAND.

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**Signatures:**


Signed and agreed on 9-19, 2023, by the following:

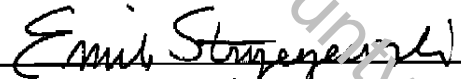
  
JAMES N. HILLEBRAND, Owner

  
JANET G. HILLEBRAND, Owner

**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 believe the Owners to be of sound mind and memory at the time of signing.

Witness Signature:   
Name: ROBERT R. EKROTH  
Address: 4730 Woodlark  
City: Wartonsburg, VA 60558

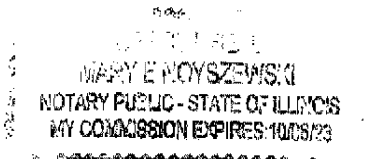
Witness Signature:   
Name: EMILY STRZEZEWSKI  
Address: 1047 ARTHUR  
City: BERKELEY, IL 60163

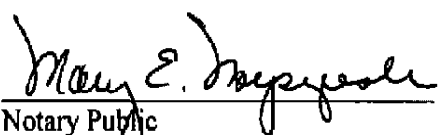
STATE OF ILLINOIS

COUNTY OF DUPAGE

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that JAMES N. HILLEBRAND and JANET G. HILLEBRAND, husband and wife, and the above-mentioned witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of a valid driver's license or other government-issued identification with photograph, are the same persons whose names are subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on 19 September, 2023.



  
Notary Public

This instrument was prepared by:

Elizabeth M. Kircher, Kelleher + Holland, LLC, 102 S. Wynstone Park Drive, North Barrington, IL 60010, without examination of title based on information provided by Owners.