

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#: 2326513280 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2023 12:29 PM Pg: 1 of 3

This Transfer on Death Instrument made this 31st day of August 2023, by CHRISTINE LEINDECKER and RAYMOND QUIROZ, of the Village of Schaumburg, County of Cook, State of Illinois (herein "Owners"), each as to an undivided fifty percent (50%) interest are the Sole Owners of the following legally described residential real estate located in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A."

This Space for Recorder's Use Only

Property Index Number (PIN): 07-34-114-025-0000

Property Address: 1531 Lincoln Street
Schaumburg, IL 60193

The Owners, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner, the above-described real estate to: KIRK LEINDECKER, as to a one hundred percent (100%) interest.

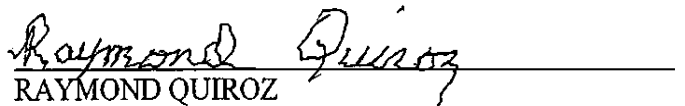
In the event KIRK LEINDECKER has predeceased the Owners, the following CONTINGENCY BENEFICIARIES shall replace him:

An undivided 50% interest to the LEINDECKER LIVING TRUST DATED MARCH 14, 2000; AND

An undivided 50% interest to the QUIROZ LIVING TRUST DATED MARCH 14, 2000.

In Witness Whereof, the said Owners has hereunto set their hand and seal the day and year first above written.


CHRISTINE LEINDECKER


RAYMOND QUIROZ

UNOFFICIAL COPY

We, the undersigned, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owners were at the time of signing of sound mind and memory, and under no undue influence.

[Signature], residing at
(Signature of Witness)

JAN P. McMILLIN
(Print Name of Witness)

2726 N. 76th St.
(Address of Witness)

Elmwood PARK, IL 60707
(Address of Witness)

[Signature], residing at
(Signature of Witness)

Nancy A. Williams
(Print Name of Witness)

1959 N. Wilmot Ave #2
(Address of Witness)

Chicago IL 60647
(Address of Witness)

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said county, in the state aforesaid, Do Hereby Certify that the Owners, CHRISTINE LEINDECKER and RAYMOND QUIROZ, and witnesses personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31st day of August, 2023.



[Signature]
Notary Public

***Exempt under provisions of Paragraph (e)
Section 31-45, Property Tax Code**

August 31, 2023

[Signature]
Buyer, Seller or Representative

PREPARED BY AND RETURN TO:
Michael W. Kite
Williams & Kite, LLC
1900 S. Highland Avenue, Suite 100
Lombard, IL 60148

SEND SUBSEQUENT TAX BILLS TO:
Christine Leindecker and Raymond Quiroz
1531 Lincoln Street
Schaumburg, IL 60193

UNOFFICIAL COPY

EXHIBIT "A"

Legal Description

Lots 18, 19, 20 and 21 in Block 13 in N. O. Shively and Company's Roselle Highlands, being a Subdivision of the South Half of the Northwest Quarter of Section 34, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Property Index Number (PIN): 07-34-114-025-0000

Property Address: 1531 Lincoln Street, Schaumburg, Illinois 60193

Property of Cook County Clerk's Office