

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

We, Grantors, GEORGE KLESSEN and ANNE KLESSEN, of 2420 E. Brandenberry Court #2L, Arlington Heights, Illinois 60004, 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# 2328333193 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/10/2023 04:08 PM PG: 1 OF 3

That we are the owners of residential real estate ("Property") under a duly recorded Warranty Deed dated September 21, 2023, and recorded September 27, 2023, as document number 2327045022, in the County of Cook, State of Illinois. The property is legally described as:

UNIT 5-2L TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BRANDENBERRY PARK EAST CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25108489, IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 03-21-402-014-1143 and Commonly known as:  
2420 E. Brandenberry Court #2L  
Arlington Heights, Illinois 60004

That under Illinois Residential Real Property Transfer on Death Instrument Act (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 the last of us to die. Further, effective upon the death of the last of us to die, we hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon the death of the last to die of GEORGE KLESSEN and ANNE KLESSEN, the above described residential real estate shall be conveyed and transferred to our beneficiaries as follows:

One hundred percent (100%) shall be distributed to THE CHRISTOPHER GEORGE KLESSEN 3<sup>rd</sup> PARTY SPECIAL NEEDS TRUST dated the 21<sup>st</sup> day of September, 2023, as property of said Trust, to be administered and distributed in accordance with the terms and provisions thereof.

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE LAST GRANTOR/OWNER TO DIE. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTORS OR THE SURVIVOR OF THEM 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

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INTA

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Executed at Buffalo Grove, Illinois on this 3 day of October, 2023.

*George Klessen*  
GEORGE KLESSEN

*Anne Klessen*  
ANNE KLESSEN

## AFFIDAVIT

State of Illinois  
County of Lake

We, the undersigned, being the Grantors and owners of the land described in this instrument, GEORGE KLESSEN and ANNE KLESSEN, 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 Grantors signed and executed the instrument as the Grantors' Transfer on Death instrument of real estate which is a revocable instrument and that the Grantors had signed willingly and that the Grantors executed it as the Grantors' free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Grantors, signed the Grantors' Transfer on Death Instrument as witness and that to the best of his or her knowledge, the Grantors was at that time eighteen (18) 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 GRANTORS:

*George Klessen*  
GEORGE KLESSEN

*Anne Klessen*  
ANNE KLESSEN

### THE WITNESSES:

*Debbie Dawdy*  
Signature of Witness #1

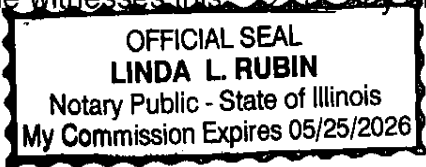
**Debbie Dawdy**  
Printed Name of Witness #1

*Michelle Feltner*  
Signature of Witness #2

**Michelle Feltner**

\_\_\_\_\_  
Printed Name of Witness #2

Subscribed, sworn to and acknowledged before me by GEORGE KLESSEN and ANNE KLESSEN, the Grantors and owners of the real estate, and subscribed and sworn to before me by the witnesses this 3rd day of October, 2023



*Linda Rubin*  
Notary Public

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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 847-279-0090; E-mail: Email@rubinlaw.com

**Mail current tax bill to:**

GEORGE KLESSEN,  
2420 E. Brandenberry Court #2L  
Arlington Heights, Illinois 60004

**Mail subsequent tax bill upon death to:**

Trustee(s) of the  
CHRISTOPHER GEORGE KLESSEN  
3<sup>rd</sup> PARTY SPECIAL NEEDS TRUST  
dated the 21<sup>st</sup> day of September, 2023  
2420 E. Brandenberry Court #2L  
Arlington Heights, Illinois 60004

Property of Cook County Clerk's Office