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TRANSFER ON DEATH INSTRUMENT

I, Grantor, MELISSA L. FARRELL, widowed from JOHN E. FARRELL, of 646 St. Mary's Parkway, Buffalo Grove, Illinois 60089, 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# 2329006034 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/17/2023 11:33 AM PG: 1 OF 3

That I am the sole owner of residential real estate ("Property") under a duly recorded Warranty Deed dated April 24, 1962 and recorded June 4, 1962 as document number 18491911 in the County of Cook, State of Illinois. The property is legally described as:

Lot No. 20 in Buffalo Grove Unit No. 6, being a Subdivision in the East half of Section 5, Township 42 North, Range 11, East of the Third Principal Meridian all in Cook County, Illinois.

P.I.N. 03-05-210-020-0000 and Commonly known as:
646 St. Mary's Parkway, Buffalo Grove, Illinois 60089

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 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 one hundred percent (100%) of the Property listed above and legally described above to my beneficiary, MICHAEL JOSEPH FARRELL, if MICHAEL JOSEPH FARRELL survives me for thirty (30) days. If MICHAEL JOSEPH FARRELL does not so survive, then this property listed above and legally described above shall be distributed to the MEGAN MARY FARRELL DISCRETIONARY SUPPLEMENTAL NEEDS TRUST dated the 17th day of November, 1998, 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 GRANTOR/OWNER. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTOR 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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Executed at Buffalo Grove, Illinois on this 12 day of October, 2023.

Melissa L Farrell
MELISSA L. FARRELL

AFFIDAVIT

State of Illinois
County of Lake

We, the undersigned, being the Grantor and owner of the land described in this instrument, MELISSA L. FARRELL, 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:

Melissa L Farrell
MELISSA L. FARRELL

THE WITNESSES:

Melanie Hoffman
Signature of Witness #1

Melanie Hoffman
Printed Name of Witness #1

Debbie Dawdy
Signature of Witness #2

Debbie Dawdy
Printed Name of Witness #2

Subscribed, sworn to and acknowledged before me by MELISSA L. FARRELL, the Grantor and owner of the real estate, and subscribed and sworn to before me by the witnesses this 12 day of October, 2023.

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

Mail current tax bill to:

MELISSA L. FARRELL,
646 St. Mary's Parkway
Buffalo Grove, Illinois 60089

Mail subsequent tax bill upon death to:

MICHAEL JOSEPH FARRELL
646 St. Mary's Parkway
Buffalo Grove, Illinois 60089

Property of Cook County Clerk's Office