

# UNOFFICIAL COPY

Doc#: 2329946102 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/26/2023 03:54 PM Pg: 1 of 3

**This Instrument Prepared By and  
After Recording**

**Mail To:**

Susan M. Rentschler  
Law Office of Susan M.  
Rentschler  
203 N. LaSalle St.  
Suite 2100  
Chicago, IL 60601

**TRANSFER ON DEATH INSTRUMENT**

THE GRANTORS, JOHN A. POLLAK and KIMBERLY A. POLLAK, a married couple, of 1824 Shermer Road, Northbrook, IL 60062, being of sound mind and disposing memory, do hereby revoke all prior Transfer on Death Instruments for the below described residential real estate, and make, declare and publish this Transfer on Death Instrument after being first duly sworn. We depose and state as follows:

That we are joint owners of residential real estate under a duly recorded Warranty Deed recorded on 08-14-2007, as Document Number 0722655011, in the Recorder of Deeds office of the County of Cook, State of Illinois. The legal description of the residential real estate is as follows:

LOT 2 IN BERMAN'S RESUBDIVISION OF THE WEST 200 FEET OF THE EAST 250 FEET OF LOT L (EXCEPT THE NORTHERLY 3.28 FEET THEREOF) OF LOT 1 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-16-202-072-0000

Commonly known as: 1824 Shermer Road, Northbrook, IL 60062

That pursuant to 755 ILCS 27/70, a joint owner of an interest in residential real estate, including a tenant by the entirety, may transfer such residential real estate by a transfer on death instrument; that this transfer on death instrument is a non-testamentary instrument; that this transfer on death instrument is revocable, with each owner retaining the right to revoke this instrument at any time before his or her death; and that this transfer does not become effective until the time of the grantor's death if he or she is the last to die of all joint owners of the residential real estate.

That upon the death of JOHN A. POLLAK, provided he is the last to die of all joint owners of the above described residential real estate, we convey and transfer title to and ownership of the

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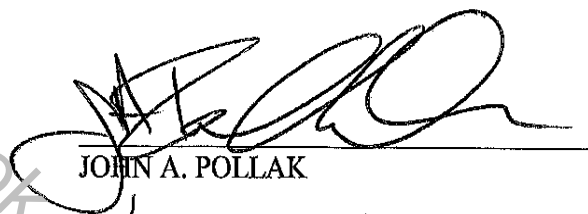
residential real estate described above to the then acting trustee of THE JOHN ANDREW POLLAK TRUST, dated MARCH 24<sup>th</sup> 2023

OR

That upon the death of KIMBERLY A. POLLAK, provided she is the last to die of all joint owners of the above described residential real estate, we convey and transfer title to and ownership of the residential real estate described above to the then acting trustee of THE KIMBERLY A. POLLAK TRUST, dated MARCH 24<sup>th</sup> 2023

If JOHN A. POLLAK and KIMBERLY A. POLLAK die simultaneously or under circumstances that the order of their deaths cannot be determined, JOHN A. POLLAK shall be deemed to have predeceased KIMBERLY A. POLLAK.

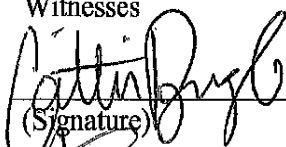
In Witness Whereof, the undersigned Grantors have hereunto set their hand and seal this 17<sup>th</sup> day of October, 2023

  
\_\_\_\_\_  
JOHN A. POLLAK

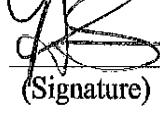
  
\_\_\_\_\_  
KIMBERLY A. POLLAK

We, the undersigned attesting witnesses, on oath state that each of us was present on October 17<sup>th</sup> 2023 [date]; that in the presence of the witnesses, JOHN A. POLLAK, and KIMBERLY A. POLLAK (the "Transferors") signed this Transfer on Death Instrument in our presence as the Transferors' free and voluntary act; that we, the witnesses, signed this Transfer on Death Instrument at the request of the Transferors in the presence of the Transferors and in the presence of each other; that we, the witnesses, believed the Transferors to be of sound mind and memory at the time of signing, free from any undue influence or coercion, and to the best knowledge of each of the witnesses, to be at least eighteen (18) years of age on the date the instrument was signed.

Witnesses

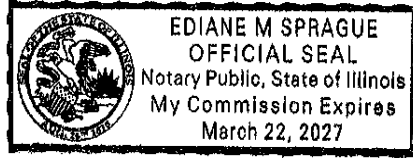
  
\_\_\_\_\_  
(Signature)

Caitlin Brangle  
\_\_\_\_\_  
(Print Name)

  
\_\_\_\_\_  
(Signature)

Amy Skoog  
\_\_\_\_\_  
(Print Name)

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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 JOHN A. POLLAK and KIMBERLY A. POLLAK and the witnesses, personally known to me to be the same persons whose names are subscribed to 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 official seal, this 17<sup>th</sup> day of October, 2023

Ediane M Sprague  
 \_\_\_\_\_  
 Notary Public

**THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA, IL REAL ESTATE TRANSFER TAX LAW**

Property of Cook County Clerk's Office