

**UNOFFICIAL COPY****TRANSFER ON DEATH INSTRUMENT**

\*2331929012\*

We, Grantors, JAMES M. CAVARRETTA and KELLY S. CAVARRETTA, husband and wife, of 8990 W. 175<sup>th</sup> Street, Tinley Park, Illinois 60487, 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# 2331929012 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/15/2023 10:16 AM PG: 1 OF 3

That we are the owners of residential real estate ("Property") under a duly recorded Quit Claim Deed dated March 29, 2012 and recorded April 11, 2012 as document number 1210257343 in the County of Cook, State of Illinois. The property is legally described as:

Lot 1 in Timber Estates Phase 1, being a subdivision of part of the West ½ of the Southeast 1/4 of Section 27, and the East ½ of the Southwest 1/4 of Section 27, Township 36 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

P.I.N. 27-27-412-001-0000

and

Commonly known as:

8990 W. 175<sup>th</sup> Street, Tinley Park, Illinois 60487

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 JAMES M. CAVARRETTA and KELLY S. CAVARRETTA, the above described residential real estate shall be conveyed and transferred to our beneficiaries as follows:

- (A) One-third (1/3) shall be distributed to EMILY EVE CAVARRETTA, if EMILY EVE CAVARRETTA survives the last of JAMES M. CAVARRETTA and KELLY S. CAVARRETTA to die for thirty (30) days. If EMILY EVE CAVARRETTA does not so survive, then this share shall be distributed to the descendants, per stirpes, of EMILY EVE CAVARRETTA, who survive the last of JAMES M. CAVARRETTA and KELLY S. CAVARRETTA to die for thirty (30) days. Notwithstanding anything in this paragraph to the contrary, any distribution under this paragraph shall be distributed to the trust, if any, established for the benefit of each such individual established under the Last Will and Testament of the last to die of JAMES M. CAVARRETTA and KELLY S. CAVARRETTA.
- (B) One-third (1/3) shall be distributed to CLAIRE ANN DEVRIES, if CLAIRE ANN DEVRIES survives the last of JAMES M. CAVARRETTA and KELLY S. CAVARRETTA to die for thirty (30) days. If CLAIRE ANN DEVRIES does not so survive, then this

S ✓  
P 3  
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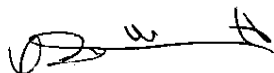
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share shall be distributed to the descendants, per stirpes, of CLAIRE ANN DEVRIES, who survive the last of JAMES M. CAVARRETTA and KELLY S. CAVARRETTA to die for thirty (30) days. Notwithstanding anything in this paragraph to the contrary, any distribution under this paragraph shall be distributed to the trust, if any, established for the benefit of each such individual established under the Last Will and Testament of the last to die of JAMES M. CAVARRETTA and KELLY S. CAVARRETTA.

- (C) One-third (1/3) shall be distributed to the KATIE MARIE CAVARRETTA 3<sup>rd</sup> PARTY SPECIAL NEEDS TRUST dated the 17<sup>th</sup> day of July, 2014, as property of said Trust, to be administered and distributed in accordance with the terms and provisions thereof, if KATIE MARIE CAVARRETTA survives the last of JAMES M. CAVARRETTA and KELLY S. CAVARRETTA to die for thirty (30) days.
- (D) If any of the distributions in paragraphs (A) through (C) above lapse or fail due to no surviving beneficiary, then the remaining distributions in paragraphs (A) through (C) above shall be proportionately increased.

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

Executed at Buffalo Grove, Illinois on this 9 day of November, 2023.



JAMES M. CAVARRETTA



KELLY S. CAVARRETTA

### AFFIDAVIT

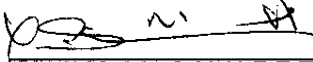
State of Illinois  
County of Lake

We, the undersigned, being the Grantors and owners of the land described in this instrument, JAMES M. CAVARRETTA and KELLY S. CAVARRETTA, 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 years of age or older, of sound mind and memory, and under no constraint or

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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:



JAMES M. CAVARRETTA

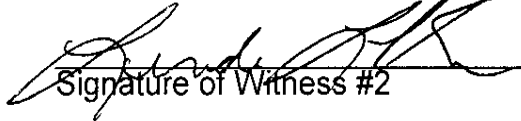


KELLY S. CAVARRETTA

THE WITNESSES:


Signature of Witness #1  
Michelle Fether

Printed Name of Witness #1

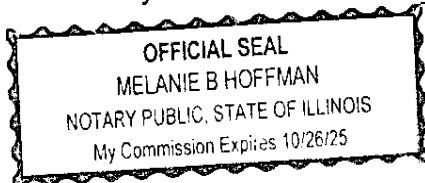


Signature of Witness #2

Linda Rubin

Printed Name of Witness #2

Subscribed, sworn to and acknowledged before me by JAMES M. CAVARRETTA and KELLY S. CAVARRETTA, the Grantors and owners of the real estate, and subscribed and sworn to before me by the witnesses this 7 day of November, 2023.




Notary Public

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:**

JAMES M. CAVARRETTA  
8990 W. 175th Street  
Tinley Park, Illinois 60487

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

Trustee(s)  
KATIE MARIE CAVARRETTA 3<sup>rd</sup> PARTY  
SPECIAL NEEDS TRUST dated the 17<sup>th</sup> day of July, 2014  
8990 W. 175th Street  
Tinley Park, Illinois 60487