

UNOFFICIAL COPY

Doc#: 2401113305 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2024 02:59 PM Pg: 1 of 2

Mail Recorded Instrument To:

Michael A. Fioretti
Kelleher + Holland, LLC
102 S. Wynstone Park Drive
North Barrington, IL 60010

Mail Tax Bill To:

Larry J. Wadsworth
Stephanie Wadsworth
853 Cass Lane
Elk Grove Village, IL 60007

TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

We, LARRY J. WADSWORTH and STEPHANIE WADSWORTH, husband and wife (“Owners”), of Elk Grove Village, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the Owners of residential real estate (*Property*) under a Quit Claim Deed dated December 11, 2023, and duly recorded as Document No. 2400946120 in Cook County, Illinois on January 9, 2024, whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as:

LOT 85 IN PARKVIEW HEIGHTS SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1978 AS DOCUMENT 24399728 IN COOK COUNTY, ILLINOIS

PIN: 07-36-214-024-0000
Address of Property: 853 Cass Lane, Elk Grove Village, IL 60007

That, under 755 ILCS 27/1 et. seq, the owner of a property may transfer real property by a transfer on death instrument. As such, this transfer does not become effective until and at the time of death of the survivor of the Owners.

Upon the death of both LARRY J. WADSWORTH and STEPHANIE WADSWORTH, then if LARRY J. WADSWORTH shall have survived STEPHANIE WADSWORTH, we convey and transfer the Property to the then-acting trustee of the LARRY J. WADSWORTH LIVING TRUST DATED JANUARY 3, 2018, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of LARRY J. WADSWORTH, or in the event STEPHANIE WADSWORTH shall have survived LARRY J. WADSWORTH, we convey and transfer the Property to the then-acting trustee of the STEPHANIE WADSWORTH LIVING TRUST DATED JANUARY 3, 2018, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of STEPHANIE WADSWORTH. In the event of a simultaneous death, STEPHANIE WADSWORTH will be considered to have survived LARRY J. WADSWORTH.

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Signatures:

Signed and agreed on 12/11, 2023, by the following:

[Signature]
Larry J. Wadsworth, Owner

[Signature]
Stephanie Wadsworth, Owner

Witnesses:

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed the Transfer on Death Instrument as their own free and voluntary act. We certify that we believe the Owners to be of sound mind and memory at the time of signing.

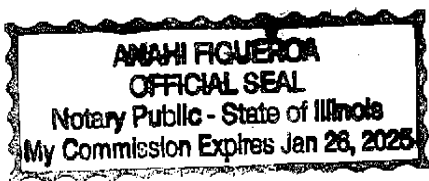
Witness Signature: [Signature]
Name: Assia Venhura
Address: 1126 Ironwood
City: Elgin, IL 60120

Witness Signature: [Signature]
Name: Tina Niedziwiecki
Address: 409 Daniel St
City: Whitewater, IL 60194

STATE OF ILLINOIS
COUNTY OF Lake

I, the undersigned, a Notary Public in and for the said County, in the State of Illinois, DO HEREBY CERTIFY, that LARRY J. WADSWORTH and STEPHANIE WADSWORTH, husband and wife, and the above-mentioned witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of a valid driver's license or other government-issued identification with photograph, are the same persons whose names are subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on 12/11, 2023.



[Signature]
Notary Public

This instrument was prepared by:
Michael A. Fioretti, Kelleher + Holland, LLC, 102 S. Wynstone Park Drive, North Barrington, IL 60010, without examination of title based on information provided by Owners.