

# UNOFFICIAL COPY

Doc#: 2404433180 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/13/2024 02:24 PM Pg: 1 of 3

**This Instrument Prepared By,  
and After Recording,  
Please Mail To:**  
Sarmistha Banerjee  
Huck Bouma PC  
1755 S. Naperville Road, Ste 200  
Wheaton, Illinois 60189

## TRANSFER ON DEATH INSTRUMENT

I, **Jacob Persky**, a married person, of Inverness, County of Cook, State of Illinois, 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. I depose and state as follows:

That I am a joint owner with my spouse, **Karla Persky**, of certain residential real estate (the "Residence") pursuant to a duly recorded Quit Claim Deed recorded on the 11<sup>th</sup> day of April, 2022 as Document Number 2210142075 in the office of the Cook County Clerk, State of Illinois. The legal description of the Residence is:

LOT 3 IN INVERNESS WOODS, A SUBDIVISION IN THE SOUTH 319.55 FEET (AS MEASURED ON THE WESTERLY LINE OF SAID EAST ½) OF THE NORTH 1513.78 FEET OF THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE CENTER OF ELA ROAD, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 02-20-104-023-0000

Commonly known as: 15 Woodview Lane, Inverness, Illinois 60067

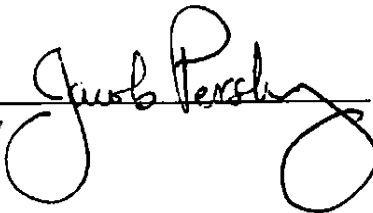
That pursuant to 755 ILCS 27/70, a joint owner of an interest in residential real estate, including a tenant by the entirety, may transfer such residential real estate by a transfer on death instrument; that this transfer on death instrument is a non-testamentary instrument; that this transfer on death instrument is revocable; and that this transfer does not become effective until the time of my death if I am the last to die of all joint owners of the residential real estate.

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That upon my death, provided I am the last to die of all joint owners of the Residence, title to and ownership of the Residence shall vest in the then acting trustee of the JACOB D. PERSKY TRUST DATED FEBRUARY 8, 2024 (the "Jacob D. Persky Trust"). If the Jacob D. Persky Trust is not in existence at my death and I am the last to die of all joint owners of the Residence, then at my death title to and ownership of the Residence shall vest, in shares of equal value, in such of my then living children, provided that if a child of mine is not then living but a descendant of the deceased child is then living, the share that would have vested in the deceased child, if living, shall vest in the deceased child's then living descendants, *per stirpes*.

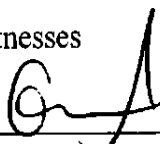
If any interest in the Residence becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent, if living, or if none living, to his or her nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until that person attains the age of twenty-one (21).

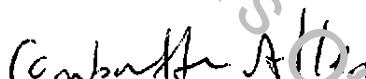
DATED this 8<sup>th</sup> day of February, 2024.

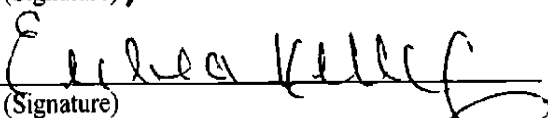
\_\_\_\_\_  
Jacob Persky 

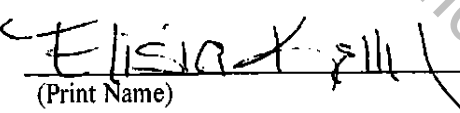
We, the attesting witnesses, on oath state that each of us was present on February 8, 2024; that in the presence of the witnesses, JACOB PERSKY (the "Transferor") signed this transfer on death instrument in our presence as the Transferor's free and voluntary act; that we, the witnesses, signed this transfer on death instrument in the presence of the Transferor and in the presence of each other; that we, the witnesses, believed the Transferor to be of sound mind and memory at the time of signing, 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)

  
\_\_\_\_\_  
(Print Name)

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

  
\_\_\_\_\_  
(Print Name)

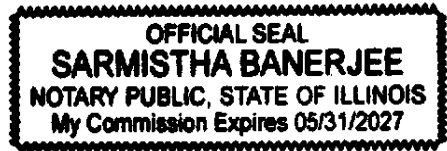
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State of Illinois )  
 ) SS.  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JACOB PERSKY, Caroline Allen, and Elisa Kelly, 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 each 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 Notarial Seal this 8<sup>th</sup> day of February, 2024.

Sarmistha Banerjee  
Notary Public



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