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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2024 01:59 PM PG: 1 OF 4

TRANSFER ON DEATH INSTRUMENT

OWNER'S NAME AND ADDRESS AND TAXES TO:

Daniel S. Larimore and Barbara D. Larimore
90 Forestview Drive
Elgin, IL 60120

BENEFICIARY'S NAME & ADDRESS:

Catrina Payne of 1615 Wavcross Pl., The Villages, FL 32163; William Larimore of 854 Oakridge Blvd., Elgin, IL 60120

THIS TRANSFER ON DEATH INSTRUMENT made this 30th day of January, 2024, by Dan Larimore and Barbara Larimore, husband and wife, as tenants by the entirety, of the City of Elgin, County of Cook and State of Illinois, (hereinafter "Owners") being the sole Owners of the following legally described residential real estate located in Cook County, Illinois:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: easements, covenants, restrictions of record and general taxes for the current and subsequent years.

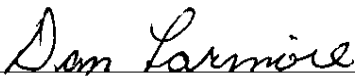
Permanent Real Estate Index Number: 06-17-402-001-0000
Address of Real Estate: 90 Forestview Drive, Elgin, IL 60120

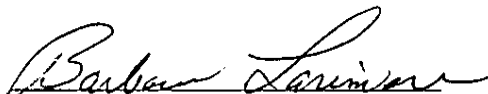
Dated this 30th day of January, 2024.

The Owners being of competent minds and having the legal capacity to execute this Instrument hereby revoke all prior transfer on death instruments for the above described residential real estate and conveys and transfers effective on the death of the last surviving Owner, the above described residential real estate as follows:

To Katrina Payne, our daughter, and William Larimore, our son, as joint tenants, provided that should one of them desire to sell the property and one desire to retain the property, they shall obtain two appraisals from certified appraisers of the above described residential real estate, take an average of the two appraisals in order to arrive at a purchase price (hereinafter "Purchase Price") and the joint tenant who desires to retain the property shall purchase the other joint tenant's one-half interest based upon the Purchase Price.

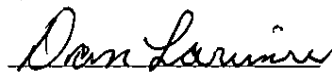
IN WITNESS WHEREOF, the said Owners have hereunto set their hand and seals the day and year first above written.


Dan Larimore


Barbara Larimore

Exempt under provisions of Paragraph e
35 ILCS 200/31-45, Property Tax Code

January 30, 2024
Date


Buyer, Seller, Representative

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STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

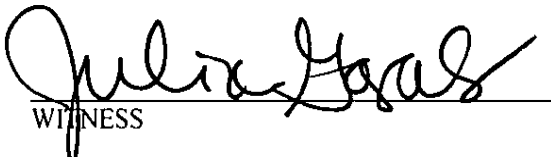
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the Owners were at the time of signing of sound mind and memory, and under no undue influence.


WITNESS

NAME: Lauren E. Jackson

ADDRESS: 1218 E. Main St., Ste. B

St. Charles, IL 60174


WITNESS

NAME: Julia Gonzalez

ADDRESS: 2205 Point Blvd., Suite 100

Elgin, IL 60123

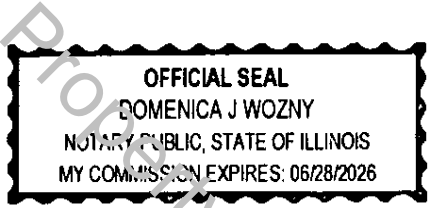
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STATE OF ILLINOIS, COUNTY OF KANE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dan Larimore and Barbara Larimore, Lauren E. Jackson as witness, and Julia Gonzalez as witness, 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 30th day of January, 20 24.



Domenica Wozny
(Notary Public)

Prepared by:

Lauren E. Jackson
The Law Offices of Lauren E. Jackson
1218 E. Main St., Ste B
St. Charles, IL 60174

Mail to:

Lauren E. Jackson
The Law Offices of Lauren E. Jackson
1218 E. Main St., Ste B
St. Charles, IL 60174

Name and Address of Taxpayer:

Daniel S. Larimore and Barbara D. Larimore
90 Forestview Drive
Elgin, IL 60120

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Exhibit "A" – Legal Description

LOT 26 IN ROLLING KNOLLS ESTATES UNIT NUMBER 1, BEING A SUBDIVISION IN SECTION 16 AND SECTION 17, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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