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2407525016

PREPARED BY AND MAIL RECORDED INSTRUMENT TO:
Jeffrey R. Gottlieb
Law Offices of Jeffrey R. Gottlieb, LLC
616 N. North Court – Suite 160
Palatine, Illinois 60067

Doc# 2407525016 Fee \$41.00
ILRHSP FEE:\$18.00 RPRF FEE:\$0.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/15/2024 12:21 PM
PAGE: 1 OF 2

MAIL TAX BILL TO:
August and Kerri LaCapra
1117 N. Pepper Tree Drive
Palatine, Illinois 60067-2741

TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

We, **AUGUST LaCAPRA** and **KERRI LaCAPRA**, husband and wife, ("Owner(s)"), of 1117 North Pepper Tree Drive, Palatine, Illinois 60067-2741, Cook County, 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 duly recorded Trustee's Deed dated May 15, 2013 and recorded May 30, 2013, as Document Number 1315035058, in the County of Cook, State of Illinois whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as: **Lot 19 in Block 7 in Pepper Tree Farms Unit No. 2** being a subdivision in the West 1/2 of the Northwest 1/4 of Section 11, Township 42 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded as Document No. 20484667 in Cook County, Illinois.

Property Index Number: 02-11-112-019-0000

Property Address: 1117 North Pepper Tree Drive, Palatine, Illinois 60067-2741

That under 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 death of the survivor of the Owners. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of the survivor of the Owners, we convey and transfer the Property listed above to the then acting trustee of **THE LaCAPRA DECLARATION OF TRUST DATED MARCH 12, 2021**, to be added to the trust property and held and distributed in accordance with the terms of that declaration of trust, and any amendments made thereto.

Signed this the 12th day of March, 2024.

AUGUST LaCAPRA

KERRI LaCAPRA

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P 2
S Y-1
SC Y
INTEK

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WITNESSES

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

Witnesses		Addresses
<u>Kristen A. Guendon</u>	residing at	<u>315 N. Huntington Dr</u> <u>McHenry, IL 60050</u>
<u>July R. Adair</u>	residing at	<u>616 N. North Court #160</u> <u>Palatine, IL 60067</u>

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 **AUGUST LaCAPRA and KERRI LaCAPRA, husband and wife**, and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of Driver's License, State of Illinois picture identification document or _____ 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 notarial seal this 12th day of March, 2024.



Elizabeth J. Shepherd
Notary Public

My commission expires on April 29, 2024

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

March 12, 2024
Date

July R. Adair
Representative