4. UPDATE YOUR TENANCY

When a tenant-owner of property passes, Illinois law allows for the notice of the "severance" of that tenancy by the OPTIONAL procedure of a Deceased Joint Tenancy Affidavit and/or a Surviving Tenant Affidavit. Recording such notice is NOT mandatory, but may be helpful to obtain new financing or to sell the property by updating the property's chain of title. An example form can be downloaded from: cookcountyclerk.com/Forms. The below form should not be construed as legal advice.

SPECIAL NOTICE:	
This form is NOT required by law, no	the
Cook County Recorder of Deeds (CC	
CCRD employees <u>CANNOT</u> assist will preparation of this, or <u>ANY LEGAL FC</u>	
preparation of this, or ANY LEGAL PC	PENIL.
PREPARED BY:	
-	_
SURVI	VING TENANT AFFIDAVIT
l,	the surviving tenant of the tenancy created by the deed with the document
number:	do hereby declare under oath that the tenant
	ed by the attached certified copy of her/his death certificate (see attached).
died on as evidend	
	ed tenant was an owner of property with the following details: LEGAL DESCRIPTION
	ed tenant was an owner of property with the following details:
I also declare that the aforemention	ed tenant was an owner of property with the following details:
I also declare that the aforemention	ed tenant was an owner of property with the following details: LEGAL DESCRIPTION OPERTY IDENTIFICATION NUMBER (PIN):
I also declare that the aforemention	ed tenant was an owner of property with the following details: LEGAL DESCRIPTION OPERTY IDENTIFICATION NUMBER (PIN):
I also declare that the aforemention	ed tenant was an owner of property with the following details: LEGAL DESCRIPTION OPERTY IDENTIFICATION NUMBER (PIN): COMMONLY KNOWN ADDRESS:
I also declare that the aforemention	ed tenant was an owner of property with the following details: LEGAL DESCRIPTION OPERTY IDENTIFICATION NUMBER (PIN):
I also declare that the aforemention	ed tenant was an owner of property with the following details: LEGAL DESCRIPTION OPERTY IDENTIFICATION NUMBER (PIN): COMMONLY KNOWN ADDRESS: Y & AFFIANT SIGNATURE SECTION BELOW
l also declare that the aforemention	ed tenant was an owner of property with the following details: LEGAL DESCRIPTION OPERTY IDENTIFICATION NUMBER (PIN): COMMONLY KNOWN ADDRESS: Y & AFFIANT SIGNATURE SECTION BELOW
PR NOTAR Subscribed & Swom to me by	ed tenant was an owner of property with the following details: LEGAL DESCRIPTION OPERTY IDENTIFICATION NUMBER (PIN): COMMONLY KNOWN ADDRESS: Y & AFFIANT SIGNATURE SECTION BELOW

5. CLAIM AND/OR 6. RENOUNCE

CLAIM PROPERTY

SMALL ESTATE AFFIDAVIT

In limited

www.cyberdriveillinois.com -or-12.218.239.52/Forms/pdf_files/CCPN608.pdf

AN AFFIDAVIT TO JESSE WHE	TE, THE SECRETARY	OF THE STATE OF I	LLINOIS, PURSUANT TO 755 ILCS S/ART. XXV OF PUBLIC ACT 98-9596 (EFF. 1-1-15).	
ETHTE OF ILLINOIS	COMPLET STATUTE	A AS ASSESSED BY	Public Act se-seas gare, tring.	circumstances
COUNTY OF				
000m11 0r	*****			
	SMALL	ESTATE AFFIC		a Casall Estata
			(name of affant), on salt state:	a Small Estate
5. (a) My post office address				
(b) My residence address in		Landard money to the	and principles of Biros south for all matters related to the	
preparation and use of	this officiant. My agent h	or service of process in	Minois is:	
NAME.		ADDRESS		Affidavit MAY be
OTV:		TELEPHONE		
(Judosi Circut) Binois is recognic 2. The decedent's name is 3. The date of the decedent's of	is Count of and by Minois law as my eath was	agent for service of p	od I have attached a copy of the death conditions hereto.	used to claim
4. The decedent's place of resid	tence immediately before	Nigher death was		
S. No letters of office are now	substanding on the deced	serify waters, and no pr	ellion for letters is contemplated or pending in Binois or in	property. Please
any other juriediction, to my	knowledge.			' ' '
any other jurisdiction, to my	knowledge. elect's entire personal er	tion, including the value	e of all properly passing to any party either by intention or	
any other juriediction, to my it. The gross value of the dece	knowledge. elect's entire personal er	tion, including the value		
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Pursuant to §755 ILCS 5/25-1

DISCLAIMER OF INTEREST RENOUNCE PROPERTY

cookcountyclerk.com/Forms

In limited circumstances, an heir who inherits certain residential property MAY be able to renounce any interest in that property based on certain criteria. Please consult an

attorney for more details or questions.



		The Above Area	to Reserved for the Recorder's Disrep
DIS	CLAIMER OF INTEREST PURSUANT TO § 755	IN PROPERT	
I v	the statutory heir of		Intestate (without a will)
	and was the owner in fee simple		
1	2	3	
-			
in COOK COUNTY	in COOK COUN	TY	in COOK COUNTY
	with the Property Identification	Number(s) of:	
1 🗆 🗆 - 🖂	10-000-0		
2	10-000-0	00-00	
3			
1	and Legal Description 2	n(s) of: 3	
do hereby invoke my right	to disclaim interest in property, p	cursuant to §755 ILC	S 5/2-7, and am now
	nterest (in its entirety) to the abor		

Pursuant to §755 ILCS 5/2-7

More information regarding the documents you need



TRANSFER YOUR BANK ACCOUNT, and AVOID PROBATE TRANSFER YOUR HOME, TRANSFER YOUR CAR, and

1. TRANSFER YOUR HOME

Thanks to the Illinois Residential Real Property Transfer Act (§755 ILCS 27/1 et seq.), Illinois property owners can now transfer their residential property at death with a single document called a Transfer on Death Instrument ("TODI").

The Clerk's Office offers one type of TODI, available for download at: cookcountyclerk.com/Forms This form should not be construed as legal advice. This statute also provides for the beneficiary's notice and acceptance form after death.

PROPERTY OW	NER INFORMATION:				
TRAN	SFER ON	DEATH I	NSTRUM	IENT (TO	DI)
	755 ILCS 27/1 ET SEQ. (IL				
100000000000000000000000000000000000000	R ON DEATH INSTRI				
DAY OF THE MONTH					N/R
		eside at			
being of sound m That the above ref	ind and disposing mem erenced property owner(s	ory, do hereby make, s) is/are the SOLE own	er(s) of residential rea	estate under a duly rec	orded
	DATE DEED RECORDED	CONTRACTOR OF THE PARTY OF THE		in the County of	
		he residential real est	ate is legally describ	ed as:	
COUNTY	WRITE LE	GAL DESCRIPTION	(BELOW OR ATT)	ACH)	
	-				
	WITH THE PR	OPERTY IDENTIFIC	CATION NUMBER (PIN) OF:	
ו-חר					$\neg \neg$
	L PROPERT	V COMPONIA DE	EDDED TO ADDD	F00-	
	PROPERT	Y COMMONLY REF	ERRED TO ADDR	ESS:	
The owner(s) hairs	of competent mind and o	ranacity and waiving are	releasing all rights up	fer the Homestead Evam	
The owner(s), being of the State of Illino	of competent mind and co is, do hereby convey and	transfer, effective on dea	th of the Owner last to	die, the above-described	real
The owner(s), being of the State of Illino	s, do hereby convey and BENEFICIARY	rapacity, and waiving and transfer, effective on dea DESIGNATION: ATTA	th of the Owner last to	die, the above-described NEEDED	real
The owner(s), being of the State of Illino	is, do hereby convey and	transfer, effective on dea	th of the Owner last to	die, the above-described	ption real
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Of the State of Illino NAME: ADDRESS: CITY/STATE SPECIAL NOTICS THIS FORM	BENEFICIARY	transfer, effective on dea DESIGNATION: ATTAI 2 2 EN PROVIDED AS A COULTANCE WITH YOUR NOVICUAL.	IT OF THE OWNER LAST TO THE COOK	die, the above-described NEEDED 3 COUNTY RECORDER IE, IT WAS PROMOT	pton real

2. TRANSFER YOUR CAR

Pursuant to the Illinois Application for certificate of title (§625 ILCS 5/3-104), Illinois residents can now transfer their Vehicle upon death with one document called a Beneficiary Affidavit. A Secretary of State Beneficiary Affidavit is available for download at: https://www.cyberdrive illinois.com/publications/pdf_publications/vsd773.pdf The below form should <u>not</u> be construed as legal advice.

	Secretary of State Beneficiary Affidavit	This space for use by Secretary of State.
Secretary of State Vehicle Services Department Titles Division 501 S. Second St. Springfield, IL 62756 217-785-3000 www.cyberdriveillinois.com	This form allows a vehicle owner to change, add or remove a beneficiary on the title.	
beneficiary. A beneficiary cannot	and not a business. Only one name may be listed on the be added to the title when there is a lienholder; les one not have interest or control of the vehicle. If a lien ed from the title.	ssor or ownership is designated as
The beneficiary's name, address an legend(s) area with the heading BB	d county will be printed on the face of the Illinois title	on the right-hand side, below the
To transfer the ownership to the b	eneficiary, the beneficiary must submit the title (if ava ner, and the appropriate tax form and check payable t	
	or of the vehicle and the beneficiary has been estab or revoked by a will, any other instrument, or a cha y a court of law.	
Please select one: Adding Ber	eficiary Removing Beneficiary Changing Ben	eficiary
Please Print or Type:		
Full Legal Name of Beneficiary:		
Mailing Address:		
City:	State:	ZIP Code:
Driver's License or ID Card Number	:	
Signature:	Date	
Vehicle Identification Number:		
Year: Make	Model:	Body Type:
whomsoever which may arise by re beneficiary in the manner prescrib	ee to hold harmless the Illinois Secretary of State of a asson of any contest of the validity of the beneficiary of ed in Public Act 095-0784 (625 ILCS 5/3-104).	named herein, or the validity of the
	Number:	
Signature:	Status 1918	
	e this day of	
	Date	
	Printed by authority of the State of Illinois, May 2013 — 1 — V	

3. TRANSFER YOUR MONEY

Thanks to the Illinois Trust and Payable on
Death Accounts Act (§205 ILCS 625/1 et. seq.),
Illinois residents can now transfer their Checking and
Savings account balance(s) upon death by
establishing a Payable on Death Account ("POD").
For more details or questions regarding a POD,
please visit a local branch of your bank or Credit Union.
The below info should not be construed as legal advice.

Some Basic Terms for "Payable on Death" Accounts

For an individual or joint account, you may choose to make your account payable on your death to one or more payable on death ("POD") beneficiaries. You can make your account a POD account by instructing us to list each POD beneficiary on the account and complying with the applicable state law. The applicable state law usually imposes requirements that must be met to create a POD account. As an example, you may have to include certain words or letters in the account title to create a POD account, such as: "payable on death," "POD," "in trust for," "ITF," "as trustee for," "ATF," "transfer on death," "TOD," or "Totten Trust." You are solely responsible for meeting these requirements. We may treat an account which names a POD beneficiary as a POD account. However, if the applicable requirements are not met, we may treat your account as though there is no POD beneficiary.

above info obtained from Bank of America disclosures



Karen A. Yarbrough

Some Final Thoughts

This brochure is provided for informational purposes only, and should not be considered legal advice. Further, the Clerk's Office cannot advise you which option is preferable based on your unique situation. It is recommended that you consult an estate planning and/or real estate attorney to determine your available options. Property After Death Workshops available.

Call **312.603.3974** or visit us on the web at **cookcountyclerk.com/Recordings**