

NEWSLETTER

NASH BEAN FORD & BROWN, LLP *SINCE 1857*



Safety First

IN THIS ISSUE:

WHAT WE ARE DOING TO KEEP SAFE

As an Estate Planning and Elder Law Firm, we are taking the responsibility of the health and well being of our staff, clients and our friends very seriously. We have taken steps to ensure that we are taking every precaution to avoid the spread of the virus.

At this time, we continue to offer video or telephone conferences unless an in-person meeting is deemed necessary. If you have been diagnosed with Covid 19 or have been exposed to someone with Covid 19, please quarantine at home. We are happy to reschedule any in-person appointments. If you need to drop documents off at our office, please call us first as we are limiting the number of people in our office. We will schedule a drop off time-frame and come out to get them (a plus for you as temperatures drop). We reserve the right to refuse entrance to our office to anyone who exhibits symptoms or has been diagnosed with Covid 19.

We have begun hosting webinars instead of in-person seminars. Please invite any friends and family that don't have an estate plan or need an update of an existing plan to our website to register for a free session or to learn more, www.nashbeanford.com/workshops/.

WE ARE OFFERING FREE ESTATE PLANNING

ATTENTION: SCAM ALERT!

RECIPE OF THE MONTH

NASH BEAN FORD & BROWN, LLP FIRM HAPPENINGS

TALK TO US

As we head into winter and the cold temperatures force us indoors, there is continued concern around contracting the Coronavirus and people have been telling us they want protection now, in the event something were to happen to them. In response to this, we are offering an incapacity package with includes:

Healthcare Power of Attorney

Authorizes someone to make health care decisions if you become incapacitated.

Health Care Portability and Accountability Act (HIPAA) Form

Provides release of medical information to people you select.

Property Power of Attorney

Authorizes someone to manage your property if you become incapacitated.

Living Will

Authorizes termination of life support systems if there is a terminal illness.

Our hope is that this will help the community, especially the most vulnerable who could end up in the hospital.

Contact our office at (309) 944-2188, (309) 762-9368 or (800) 644-5345 to schedule a phone or video conference today. Plan now. Be safe.

Attention: Scam Alert!

We have been notified by several of our clients that they have received a "Recorded Deed Notice" from a company called PROPERTY SITE to pay a service fee of \$95.00 for a "Property Assessment Profile".

Our clients have received this notice shortly after a deed has been recorded at the County Recorder's office. This Notice contains specific details about your property and the deed that was recently recorded. PROPERTY SITE is not affiliated with any county or

government agency. This is a scam; there is no need to obtain a copy of your Property Assessment Profile from this company or pay them any money.

Our office has been in contact with the area County Recorder's offices and they are aware of this Notice that is being sent out by this company but they are unable to take action against them. It is legal for anyone to purchase records at any of the County offices, as it seems this company is

doing. In turn, this company is sending out what looks to be an official "Recorded Deed Notice" to re-coup their cost plus make a profit.

If you receive this Notice or any other questionable looking mailings that you are unsure about, please contact our office for any questions that you may have.

PROPERTY SITE
8839 N. Cedar Ave Suite 387
Fresno, CA 93720-1832
PHONE: 1-888-507-1523

THIS SERVICE TO OBTAIN A COPY OF YOUR PROPERTY ASSESSMENT PROFILE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED FOR A NOMINAL FEE.

RECORDED DEED NOTICE

MIXED AADC 928

Orion, IL 61273



Record ID#	216-
Service Fee	\$95.00
Please Respond By	10/09/2020

DETACH AND MAIL THIS STUB WITH YOUR SERVICE FEE

2020



Orion, IL 61273

Record ID#	216-
Service Fee	\$95.00
Please Respond By	10/09/2020

ORDER ONLINE
pkg23.psorders.org
Record ID# 216-3689886

PAY BY PHONE
1-888-507-1523
Se habla español

PAY BY MAIL
Make check payable to:
PROPERTY SITE
PO BOX 910
Norco, CA 92860-0917

Detach and mail

October 2020

Please Respond by
10/09/2020

Parcel Number

PAY BY PHONE
1-888-507-1523

Se habla español

Property Site recommends that all homeowners obtain a copy of their **Property Assessment Profile** which includes a complimentary copy of your **current Grant Deed or other record of title**. These documents can provide evidence that the property at 1018 10th Ave - Orion, IL 61273 was, in fact, transferred and/or has interest to the individual(s) Truman Rita I Trust.

The "Property Assessment Profile" is a comprehensive property report that provides a wealth of information on the property that can be used to verify property information is recorded correctly, as mistakes can affect property taxes. Legal description and information, flood information and maps, home valuations and projections, history, comparable properties and more is included.

Records obtained through public information show a Grant Deed or other record of title was recorded in your name on 08/17/2020, which indicates your ownership and/or interest in the specified property below.

HENRY COUNTY PUBLIC INFORMATION

Recording Date: 08/17/2020
Transaction Amount: N/A

Year Built: 1936
Square Feet: 614

Land Use-Desc: SFR
Carrier Code: R001

Legal Property Address:

216-3689886

To obtain a copy of your Property Assessment Profile and complimentary Grant Deed or other record of title, Please detach and return in the enclosed envelope with your service fee of \$95.00 You will receive your documents and report within 21 business days.

Upon receipt of your service fee, your request will be submitted for document preparation and review. If for any reason your request for a Property Assessment Profile and complimentary Grant Deed or other record of title cannot be obtained, your service fee will be immediately refunded.

- Total Assessed Value
- Total Assessor Market Value
- Total Tax Amount
- Tax Year
- Subject Property legal Description
- Comparable Sales Data
- Area Sales & Tax Analysis
- Tax Delinquency
- Homeowners Exemption
- Tax Exemption
- Prior Transfer Recording Date
- Flood Report
- Shows the Recorded Transfer Date
- Shows the Sale Amount
- Shows the Square Footage

Property Site uses powerful software and cutting edge algorithms to analyze public information to create Property Assessment Profile Report. Due to the costs associated, we charge a service fee of \$95.00 for the Property Assessment Profile Report. As an additional benefit to our clients, we also include a complimentary copy of the current Grant Deed or other record of title. This is a complimentary copy and is not part of the \$95.00 service fee. This is not a bill. This is a solicitation. You are under no legal obligation to pay the amount stated, unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

Recording Process: The vast majority of states in the United States employ a system of recording legal instruments that affect the title of real estate as the exclusive means for publicly documenting land titles and interests. The recording systems are established by state statute. They usually provide for the office of a recorder in each county or other jurisdiction.

Real Property: Real Property is property that includes land, buildings and anything affixed to the land. Real property only includes those structures that are affixed to the land and not those which can be removed such as mobile homes and equipment.

Real Property Records: Real Property Records contain all of the recorded data associated with a particular Real estate. Real Property definition includes many different types of properties such as residential, condominium, commercial, industrial, vacant land, mobile home, and time-shares.

Forms of Property Ownership: Real property can be held in several different methods, which affect income tax, estate tax, continuity, liability, survivorship, transferability, disposition at death, and at bankruptcy.

Property Site uses powerful software and cutting edge algorithms to analyze public information to create Property Assessment Profile Report. Due to the costs associated, we charge a service fee of \$95.00 for the Property Assessment Profile Report. As an additional benefit to our clients, we also include a complimentary copy of the current Grant Deed or other record of title. This is a complimentary copy and is not part of the \$95.00 service fee. This is not a bill. This is a solicitation. You are under no legal obligation to pay the amount stated, unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

This service is to obtain a copy of your Property Assessment Profile Report. You can obtain a copy of your grant deed or other record of title from the county recorder.

THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF THE GOVERNMENT.

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Property Site: Uses powerful software to aggregate and analyze public information. Using cutting edge algorithms and machine learning we have created a Property Assessment Profile Report that provides the highest value to homeowners. It includes the following, as available:

- Total Assessed Value
- Total Assessor Market Value
- Total Tax Amount
- Tax Year
- Subject Property Comparable Values
- Tax assessed values for up to 15 closest residential properties to the subject property
- Subject Property legal Description
- Subject Property Current Recorded Owner
- Comparable Sales Data
- Area Sales and Tax Analysis
- Tax Delinquency
- Homeowners Exemption
- Tax Exemption
- Prior Transfer Recording Date
- Flood Report
- Shows evidence that a transfer, or interest, was recorded for the subject property or entity
- Shows evidence to verify that the recorded information is indeed correct and mistake free
- Shows evidence that the subject property was recorded to the new owner
- Shows the owners right to possess and use the subject property
- Shows evidence of the subject property's legal description
- Shows the recorded transfer date
- Shows the sale amount
- Shows the square footage

Recipe of the Month

Recently I was meeting with a client to review her Estate Plan. She had left a significant donation to her Alma Mater as part of her planning. Unfortunately, the small school has made the decision to close its doors. Thankfully, as we discussed this during her review, we were able to still provide for some scholarships in her plan to be paid out to children or grandchildren of alums of the school. While we were talking, the client told me about a wonderful dessert that the school was known for and served to students and more importantly to alumni who asked for it whenever they were back on campus. We wanted to share the recipe with you. -Curt

Mac Dessert

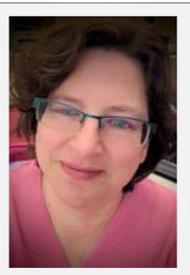
- ½ lb. vanilla wafers
- 3 Tbsp. melted butter
- 1 cup powdered sugar
- ½ cup margarine
- 2 eggs, beaten
- 1 pkg. (10 oz.) frozen strawberries
- ½ cup coarsely chopped pecans
- ½ pt. whipping cream, whipped (or 2 cup Cool Whip)

Crush wafers; combine with butter. Press ⅔ of crumbs into 9 x 9 x 2 inch pan. Cream 1 cup powdered sugar and ½ cup margarine. Add to above one package frozen strawberries, ½ cup coarsely chopped pecans and ½ pint whipped whipping cream (or 2 cups Cool Whip). Pour strawberry mixture over crumbs and sprinkle on remaining crumbs. Freeze at least 24 hours before serving.



News From the Nash Bean Ford & Brown, LLP Family

Staff Additions



Welcome Dawn Marie Anderson!
Dawn Marie started with our firm in March 2020 as an office and marketing assistant. Dawn Marie resides in Moline with her husband and 3 children; one in grad school, one attending Northern Illinois University, and one at home.



Welcome Nicole Dobbela!
Nicole started with our firm in July 2020 as the assistant to attorneys Curt Ford, Ben Young and JohnPatrick Brown. Nicole resides in Moline with her husband and daughter.



Staff Position Changes

Shawna, previously the legal assistant to Curt Ford, is now a trust administration and probate case manager.



Did You Enjoy Working with Us? Leave a Review!

We hope you are talking about us! Positive reviews from awesome clients like you help others to feel confident about choosing Nash, Bean, Ford & Brown, LLP too.

Could you take 60 seconds to go to <https://www.nashbeanford.com/review-us/> and share your satisfaction with our firm? We'd really appreciate it!

Like us on Facebook

Stay up to date on changes in office hours, community happenings, staff birthdays, upcoming seminars and fun posts like Mugshot Monday and Farmer Friday.

Simply log in to your own Facebook page and search for Nash Bean Ford & Brown, LLP. Then select the Like or Follow button. You will start seeing our posts on your page. If you want to see more, like, comment or share them!

Thanks again to Jean and Jackie for this great pic of their grandsons that we shared on our Facebook page, @nashbeanford



Contact Us

Give us a call for more information about estate planning services.

Nash Bean Ford & Brown, LLP

445 US Highway 6 East

Geneseo, IL, 61254

309.944.2188

800.644.5345

5030 38th Avenue, Suite 2

Moline, IL 61265

309.762.9368

Visit us on the web at www.nashbeanford.com

New Contact Information?

If your address or phone number has changed, please call our office to update your contact information.

Or if you recently had to change your e-mail address due to a provider discontinuing service, please let us know so you continue to receive e-mail from us.

Referrals

If you have friends or family members who could benefit from the estate planning process, please refer them to our firm. Don't worry, we won't bother them. We will simply send them an invitation to one of our estate planning seminars. If you would like to refer a friend or family member, fill out the enclosed referral card and return it to our office or email their contact information to info@nashbeanford.com.

Our Hours:

Geneseo Office:

Monday—Thursday

9:00 a.m. to 4:30 p.m.

Friday

9:00 a.m. to 12:00 noon

Moline Office:

Monday—Thursday

9:00 a.m. to 4:30 p.m.

Friday

9:00 a.m. to 12:00 noon

**Our office will be closed on
November 26th & 27th**