

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT



Doc#: 1305634064 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2013 12:59 PM Pg: 1 of 2

We, Frederick W. Gross and Jane Anne Conway Gross, of 9251 S. Oakley Ave., Chicago, IL 60643-6718 hereby make this Transfer on Death Instrument this February 7, 2013 as the owners of the following residential real estate described below:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

The South forty-two (42) feet of the North one hundred and twenty-four (124) feet of the West ½ of that part of Lot fifty-two (52) lying West of the West Line of Bell Avenue in G. A. Chamber's subdivision of the West ½ of the Southwest 1/4 of Section Six (6), Township Thirty-Seven (37) North, Range fourteen (14) East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN): 25-06-312-027-0000

Property address: 9251 S. Oakley Ave., Chicago, IL 60643-6718

Exempt under 35 ILCS 200/31-45(e)  
February 7, 2013

Representative

Revocable transfer on death designation of successor owner at death of primary owners: Frederick W. Gross and Jane Anne Conway Gross, the owners of this property, being of competent minds and capacity, each retaining the right to revoke this designation at any time before death, state that upon the death of both of them, this property shall pass to the Frederick and J. A. Gross Trust dated February 7, 2013, in care of the then acting trustee to act under the powers granted to the trustee or successor trustee in that trust. This includes, but is not limited to:

- Transactions: As to this property, the trustee may buy, sell (at a public or private sale), exchange, rent, convey, partition, subdivide, accept title, create conditions, grant easements, convey, assign, lease, hold, possess, maintain, repair, improve, manage, operate, insure, release rights of homestead, create land trusts and exercise all land trust powers. The trustee may collect rents, sale proceeds, and other revenue from it. For real estate taxes and assessments, the trustee may pay, contest, protest, and compromise. Any sale or lease may be for terms that extend beyond the trust duration and may include a portion of the real estate such as mineral rights and easements.
- Construct and demolish: The trustee may improve or alter the property. This includes repairs, maintenance, demolition, and extraordinary changes to the property such as removing existing or erecting party walls or buildings.
- Partition: The trustee may partition, develop, subdivide, or dedicate the property to public use. This includes making, vacating, partitioning, and changing plats and boundaries and creating restrictions, easements or other servitudes.
- Abandonment: The trustee may abandon and/or retain the property even if productive, underproductive or nonproductive.
- Non productive property: The trustee may retain the property even if it is nonproductive. In the exercise of reasonable business judgment, the trustee may abandon assets.
- Overall powers of trustee: The trustee is given all the rights, powers, and authority to manage and control the property so as to accomplish the trust purposes that an individual owner would have if there was no trust and the trustee was acting as a competent individual owner.
- Interest of a trust beneficiary: The interest of each trust beneficiary (and anyone claiming through the beneficiary) is declared to be personal property only. No trust beneficiary has any legal or equitable title interest in this real estate. No interest of a trust beneficiary is subject to transfer, assignment, anticipation, pledge, seizure by legal process, claims of the beneficiary's creditors, claims for maintenance, or claims for support of the beneficiary's spouse. The trustee may reject any such claim.

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Dated this February 7, 2013 and signed by the owners:

Frederick W. Gross  
Frederick W. Gross

Jane Anne Conway Gross  
Jane Anne Conway Gross

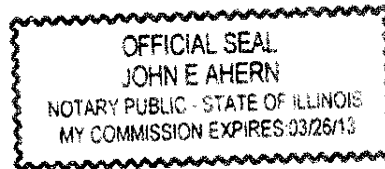
**Statement of witnesses:** We hereby certify that **Frederick W. Gross** and **Jane Anne Conway Gross** freely and voluntarily signed this instrument in our presence and each witness then signed in the presence of each other. We believe them to be of sound and disposing mind and memory, of legal age, and under no constraint or undue influence of any kind.

Kimberly McGowan  
Kimberly McGowan

Colleen Miller  
Colleen Miller

I, the undersigned, a notary public of Cook County, Illinois, hereby certify that the above personally known to me appeared before me this February 7, 2013 in person and acknowledged signing and delivering this instrument freely and voluntarily for the uses and purposes therein set forth including the release and waiver of the right of homestead if applicable.

John E. Ahern  
Notary Public



This instrument was prepared by John E. Ahern, Attorney, 0829 S. Western Ave., Chicago, IL 60643

Return this document to:

Name: John E. Ahern, Attorney  
Address: 10829 S. Western Ave.  
City, State, Zip: Chicago, IL 60643

Send subsequent tax bills to

Name: Fred & Jane Anne Conway Gross  
Address: 9251 S. Oakley Ave.  
City, State, Zip: Chicago, IL 60643-6718

Cook County Clerk's Office