

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT



Doc# 1801749191 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2018 02:26 PM PG: 1 OF 2

We, Grantors, CHAD ERIC BERGMAN and CELIA M. BERGMAN, husband and wife, of Chicago, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for this 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 Warranty Deed dated November 30, 2012 and recorded December 7, 2012 as document number 1234204077 in the County of Cook, State of Illinois. The property is legally described as:

LOT 2 AND 3, IN BLOCK 16, IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHEAST AND SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-11-224-002-0000 and Commonly known as:
13-11-224-003-0000 5255 N. Sawyer Avenue, Chicago, Illinois 60625

That under Illinois Residential Real Property Transfer on Death Instrument Act (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 the last of us to die. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon the death of the last to die of CHAD ERIC BERGMAN and CELIA M. BERGMAN, the above described residential real estate shall be conveyed and transferred to our beneficiaries as follows:

One hundred percent (100%) shall be distributed to the then acting Trustees, not personally, but in their fiduciary capacity as Trustees of the CHAD ERIC BERGMAN and CELIA M. BERGMAN Joint Trust under trust agreement dated the 10 day of January, 2018.

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE LAST GRANTOR/OWNER TO DIE. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTORS OR THE SURVIVOR OF THEM HAS THE RIGHT TO WITHDRAW OR RESCIND THIS INSTRUMENT AT ANY TIME. ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN

Executed at Buffalo Grove, Illinois on this 10 day of January, 2018.

Chad Eric Bergman
CHAD ERIC BERGMAN

Celia M. Bergman
CELIA M. BERGMAN

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AFFIDAVIT

State of Illinois
County of Lake

We, the undersigned, being the Grantors and owners of the land described in this instrument, CHAD ERIC BERGMAN and CELIA M. BERGMAN, and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby certify to the undersigned authority that the Grantors signed and executed the instrument as the Grantors' Transfer on Death Instrument of real estate which is a revocable instrument and that the Grantors had signed willingly and that the Grantors executed it as the Grantors' free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Grantors, signed the Grantors' Transfer on Death Instrument as witness and that to the best of his or her knowledge, the Grantors was at that time eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence. Further, each of the witnesses acknowledge that they signed said instrument as their free and voluntary act for the uses and purposed therein set forth.

THE GRANTORS:

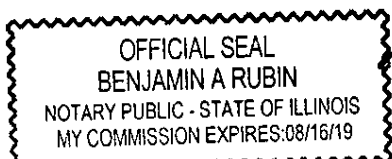
x Chad Eric Bergman
CHAD ERIC BERGMAN

x Celia M Bergman
CELIA M. BERGMAN

THE WITNESSES:

[Signature]
[Signature]

Subscribed, sworn to and acknowledged before me by CHAD ERIC BERGMAN and CELIA M. BERGMAN, the Grantors and owners of the real estate, and subscribed and sworn to before me by the witnesses this 10th day of January, 2018.



[Signature]
Notary Public

This Document Prepared by and Mail to: Benjamin Rubin, Attorney, RUBIN LAW, A Professional Corporation, 1110 Lake Cook Road, Suite 165, Buffalo Grove, Illinois 60089-1997, 847-279-7999; Fax 847-279-0090; E-mail: Email@rubinlaw.com

Mail current tax bill to:
CHAD ERIC BERGMAN,
5255 N. Sawyer Avenue, Chicago, Illinois 60625

Mail subsequent tax bill upon death to:
Trustee(s) of the CHAD ERIC BERGMAN and CELIA M. BERGMAN Joint Trust under trust agreement dated the 10th day of January, 2018
5255 N. Sawyer Avenue, Chicago, Illinois 60625