



1819113017

This Document Prepared By:
JENNIFER GUIMOND-QUIGLEY
Attorney at Law
Law Office of Jennifer Guimond-Quigley
123 N. Wacker Drive
Suite 2300
Chicago, Illinois 60606
312.754.1319

Doc# 1819113017 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/10/2018 11:13 AM PG: 1 OF 3

After Recording, Mail To:
Bradley and Erin Franklin
3232 N. Seminary Ave., Unit 3
Chicago, IL 60657

REVOCABLE TRANSFER ON DEATH INSTRUMENT

(755 ILCS 27)

IDENTIFYING INFORMATION

Owners Making This Instrument:

Bradley R. Franklin and Erin J. Franklin 3232 N. Seminary Ave., Unit 3
Chicago, IL 60657

Legal description of the property located in the County of Cook, State of Illinois:

PARCEL 1:

UNIT NUMBER 3 IN THE 3232 NORTH SEMINARY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 38 IN BLOCK 7 IN BAXTER'S SUBDIVISION OF THE EAST 1/2 OF LOTS 20 TO 24 IN BLOCK 7 OF BAXTER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0628645047, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-2, AND STORAGE SPACE NUMBER S-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NO. 0628645047.

and more commonly known as 3232 N. Seminary Ave., Unit 3 Chicago, IL 60657

Tax Parcel Number: 14-20-422-061-1003

PRIMARY BENEFICIARY

We, being of sound mind and disposing memory, do hereby make, declare and publish this TODI and being of competent mind and capacity, and waiving and releasing all rights under the Homestead

CCRO REVIEW

UNOFFICIAL COPY

Exemption of the State of Illinois, do hereby convey and transfer, effective on the death of the last owner to die, the abovedescribed property:

In the event BRADLEY R. FRANKLIN is the last owner to die, THE BRAD FRANKLIN TRUST u/a/d June 20, 2018 shall be the 100% primary beneficiary. In the event ERIN J. FRANKLIN is the last owner to die, THE ERIN FRANKLIN TRUST u/a/d June 20, 2018 shall be the 100% primary beneficiary.

TRANSFER ON DEATH

At the death of the last owner to die, the interest in the abovedescribed property shall be transferred to the beneficiary as designated above.

Before the death of the last owner to die, this instrument may be revoked by the last surviving owner before his or her death. While both owners are living, we shall have the joint right to revoke this instrument.

EXEMPT TRANSFER

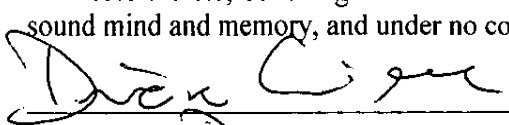
This transfer is Exempt under provisions of 35 ILCS 200/31-45(e), Illinois Real Estate Transfer Tax Law.

SIGNATURE OF OWNERS MAKING THIS INSTRUMENT

 6/27, 2018
BRADLEY R. FRANKLIN

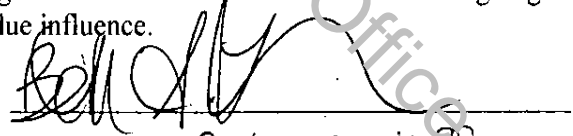
 6/27, 2018
ERIN J. FRANKLIN

The undersigned, as witnesses, sign our names to this instrument, and do hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by BRADLEY R. FRANKLIN and ERIN J. FRANKLIN, the owners, as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the owners were at the time of signing of sound mind and memory, and under no constraint or undue influence.


Printed Name: Diana Ciese

Address: 123 N. Wacker Dr., Ste 2300, Chicago, IL 60606

Dated: 6/27, 2018


Printed Name: Beth A. Hofferman

Address: 123 N. Wacker Dr., Ste 2300, Chicago, IL 60606

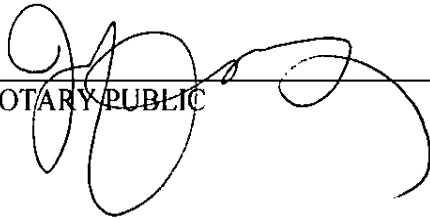
Dated: 6/27, 2018

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

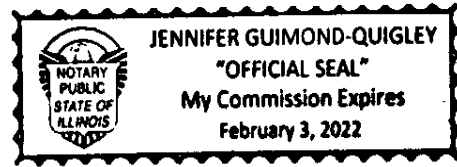
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the Owner(s) and witnesses personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that they 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 on this 27th day of June, 2018.



NOTARY PUBLIC

My commission expires: 2/3/22



Property of Cook County Clerk's Office