

TRANSFER ON DEATH INSTRUMENT

THIS TRANSFER ON DEATH INSTRUMENT is made as of this 6th day of November, 2018 by Robert L. Heilbronner and Diane M. Heilbronner, husband and wife, whose address is 3116 N. Orchard Street, Chicago, Illinois 60657 (hereinafter referred to as the "Owners") and who are the owners of the residential real estate hereinafter legally described.



1833316026

Doc# 1833316026 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2018 11:42 AM PG: 1 OF 3

Above Space For Recorder's Use Only

WITNESSETH:

THAT Owners revoke all previous transfer on death instruments affecting the residential real estate, which is a certain parcel of real estate situated in the County of Cook, State of Illinois, City of Chicago (hereinafter referred to as the "Property") and legally described in the Exhibit A attached hereto.

The Owners transfer their interest in the Property upon the deaths of both of the Owners in equal shares to Owners' children, Sarah Aviva Heilbronner, Michael Jacob Heilbronner and Jason Henry Heilbronner, except that the then living descendants of a predeceased child of the Owners shall take per stirpes the share which the child would have received if living.

Before the death of the Owners, the Owners have the right to revoke this Transfer on Death Instrument.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Owners have signed this Transfer on Death Instrument, the day and year first above written.

Robert L. Heilbronner

Robert L. Heilbronner

Diane M. Heilbronner

Diane M. Heilbronner

We certify that the above Transfer on Death Instrument was on the date thereof signed by Robert L. Heilbronner and Diane M. Heilbronner 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 them to have signed as their own free and voluntary act and to be of sound mind and memory at the time of signing.

Jan M. Enean
 Witness name:
 Address 3443 S. Giles
Chicago, IL 60616

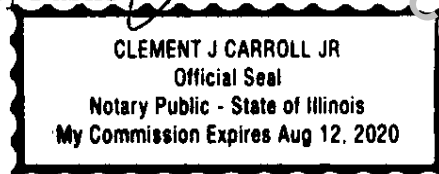
[Signature]
 Witness name:
 Address 1316 N. Sutton Pl.
Chicago, IL 60610

Signed and sworn to before me by Robert L. Heilbronner and Diane M. Heilbronner and by each of the above witnesses, this 6th day of November, 2018.

[Signature]
 Notary Public

My commission expires

8/12/2020



This Instrument was prepared by and when recorded please return to:

Clement J. Carroll, Jr. of Clement J. Carroll & Associates, LLC
 135 South LaSalle Street, Suite 3950, Chicago, Illinois 60603

UNOFFICIAL COPY**EXHIBIT A****Legal Description:****PARCEL 1:**

THAT PART OF LOTS 8, 9 AND 10, TAKEN AS A TRACT DESCRIBED AS BEGINNING ON THE EAST LINE OF SAID TRACT AT A POINT 60.70 FEET SOUTH OF THE NORTHEAST CORNER OF SALE TRACT, THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, 32.70 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 28 MINUTES, 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 17.85 FEET; THENCE NORTH 29.00 THENCE SOUTH 89 DEGREES, 28 MINUTES, 20 SECONDS EAST 32.78 FEET; THENCE NORTH 3.70 FEET; THENCE SOUTH 89 DEGREES, 28 MINUTES, 20 SECONDS EAST 45.07 FEET TO THE POINT OF BEGINNING IN WOLCOTT'S SUBDIVISION OF PART OF LOT 2 IN BICKERDIKE AND STEELE'S OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS, EGRESS AND ACCESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS EXECUTED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 21, 1987 AND KNOWN AS TRUST NUMBER 103326-09 DATED APRIL 3, 1990 AND RECORDED APRIL 4, 1990 AS DOCUMENT 90150124 OVER THE LAND DESCRIBED AND DEPICTED ON EXHIBIT B ATTACH ☐ TO SAID DECLARATION

Permanent Index Number: 14-28-104-096-0000

Commonly known as: 3116 N. Orchard St.
Chicago, Illinois 60657

Prepared by and Return to: Clement J. Carroll, Jr.
Clement J. Carroll & Associates, LLC
135 South LaSalle Street, Suite 3950
Chicago, Illinois 60603