

# UNOFFICIAL COPY



\*1907306171\*

TRANSFER ON DEATH  
INSTRUMENT UNDER  
ILLINOIS PUBLIC ACT  
097-0555, EFFECTIVE FOR  
OWNER(S) DYING ON OR  
AFTER JANUARY 1, 2012

Doc# 1907306171 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2019 03:29 PM PG: 1 OF 3

MAIL TO:

Paul F. O'Keefe  
O'Keefe Law Office  
123 N. Wacker Drive, Suite 1600  
Chicago, IL 60606

NAME AND ADDRESS OF TAXPAYER:

Patrick M. Mellon  
Katharine E. Mellon  
640 W. Drummond Pl.  
Chicago, IL 60614

THE OWNER, PATRICK M. MELLON and KATHARINE E. MELLON, of the City of Chicago, County of Cook, State of Illinois, as tenants by the entirety, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, transfer, effective upon the death of all of the undersigned owners, to the successor trustee of the Patrick M. Mellon Declaration of Trust Dated March 12, 2019 if Patrick M. Mellon survives Katharine E. Mellon, to the successor trustee of the Katharine E. Mellon Declaration of Trust Dated March 12, 2019 if Katharine E. Mellon survives Patrick M. Mellon, or if there is no sufficient evidence of the order of death of Patrick M. Mellon and Katharine E. Mellon a one-half (1/2) undivided interest to the successor trustee of the Patrick M. Mellon Declaration of Trust Dated March 12, 2019 and a one-half (1/2) undivided interest to the successor trustee of the Katharine E. Mellon Declaration of Trust Dated March 12, 2019, as Beneficiary all of the right, title and interest of the undersigned owner in and to the following described residential real estate, to-wit:

See attached Exhibit A, which is incorporated by reference herein as if fully set forth.

- Subject to:
- (1) Real estate taxes for the year 2018-2019 and subsequent years;
  - (2) Covenants, conditions, restrictions and easements apparent or of record;
  - (3) All applicable zoning laws and ordinances.

Permanent Index Number: 14-28-304-019-0000;  
14-28-304-061-0000;  
14-28-304-078-0000.

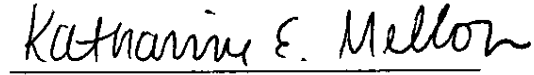
Property Address: 640 W. Drummond Pl., Chicago, IL 60614 and Parking Space Lot 27 with no common address, Chicago, IL 60614.

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This instrument is revocable, in accordance with the Illinois Residential Real Property Transfer On Death Instrument Act, 755 ILCS 27/1, et. seq., ("Act"), Sections 25 and 55. This instrument does not sever a joint tenancy or tenancy by the entirety, as provided in Section 70(d) of said Act. This instrument must be recorded BEFORE the death of the owners in the office of the Recorder of Deeds of the county in which the real estate is located, as provided in Section 40(a)(3) of said Act. See said Act for other provisions.


DATED this 12th day of March, 2019.

  
PATRICK M. MELLON

  
KATHARINE E. MELLON

### REQUIRED WITNESS STATEMENT UNDER SECTION 45 OF ACT

We, the undersigned witnesses (at least two), hereby attest that on the above date the aforesaid owner(s) executed the above transfer on death instrument in our presence as his/her own free and voluntary act, and that at the time of the execution each of the undersigned witnesses believed the owner(s) to be of sound mind and memory.

  
Witness Signature

  
Witness Signature

Print name: Elizabeth Lopez

Print name: Beverly K. Halloran

123 N. Wacker Dr. Suite 1600  
Chicago, IL 60606  
Witness Address

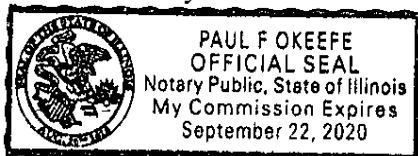
123 N Wacker 1600 Chicago IL  
60606  
Witness Address

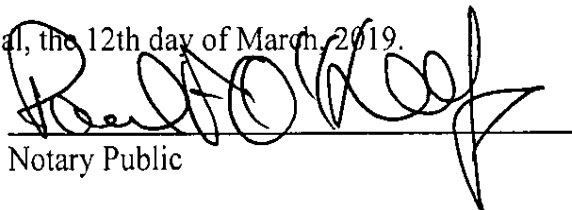
### REQUIRED NOTARY ACKNOWLEDGMENT UNDER SECTION 45 OF ACT

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 **PATRICK M. MELLON** and **KATHARINE E. MELLON**, as owners, and Elizabeth Lopez and Beverly K. Halloran, as witnesses, personally known to me to be the persons whose names are subscribed to 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, the 12th day of March, 2019.



  
Notary Public

**Prepared by:** Paul F. O'Keefe; O'Keefe Law Office; 123 N. Wacker Drive, Suite 1600, Chicago, IL 60606

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## EXHIBIT A

### Legal Description

#### Parcel 1:

Lot 3 in D.L Shorey's Subdivision of Lot 2 in Clerks Subdivision of Outlot "D" of Wrightwood, a subdivision of the Southwest ¼ of section 28, Township 40 North, Range 14 East and that part of Outlot 2 in Lincoln Park Club Subdivision, being a resubdivision of various lots, parts of lots and vacated streets and alleys in various subdivisions in the Southwest ¼ of Section 28, Township 40 North, Range 14, lying easterly of the northerly extension of the westerly line of Lot 3 and lying westerly of the northerly extension of the easterly line of said Lot 3, in D.L Shorey's Subdivision of Lot 2 of Outlot "D" of Wrightwood, being a subdivision of the Southwest ¼ of said Section 28, all East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

Lot 27 in Lincoln Park Club Subdivision, recorded July 9, 2002 as document 0020749722 and re-recorded July 19, 2002 as document 0020790850, being a resubdivision of various lots, parts of lots and vacated streets and alleys in various subdivisions in the southwest quarter of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 3:

Non-exclusive easement(s) for walkways, utilities and storm water detention, private and public drive court easement, ingress/egress easement, all as further defined and set forth in the declaration of easements, covenants and restrictions for the Lincoln Park Commons Homeowners Association recorded January 15, 2002 as document 0020061321, and as amended from time to time.

#### Parcel 4:

Non-exclusive easement for ingress and egress over Outlot 2, less that part of the vacated alley described in Parcel 1, to the adjacent north/south public alley for the benefit of Parcel 1 according to the plat of Lincoln Park Club Subdivision recorded July 9, 2002 as document number 0020749722 and plat of correction recorded as document number 0020790850.

Property Address: 640 W. Drummond Pl.  
Chicago, IL 60614

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