

TRANSFER ON DEATH INSTRUMENT

UNOFFICIAL COPY



2020515013

Doc# 2020515013 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/23/2020 10:33 AM PG: 1 OF 2

We, Grantors, COLIN B. FRIEDMAN and ALEXA FRIEDMAN, 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 June 6, 2000 and recorded June 20, 2000 as document number 00452874 in the County of Cook, State of Illinois. The property is legally described as:

UNIT 39 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CHESTERFIELD ON TOUHY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21576982 IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 10-25-328-008-1039 and Commonly known as: 2850 W. Touhy, Unit G, Chicago, Illinois 60645

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. Further, effective upon the death 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 COLIN B. FRIEDMAN and ALEXA FRIEDMAN, the above described residential real estate shall be conveyed and transferred to our beneficiaries as follows:

One hundred percent (100%) to THE ELIYAHU ELIEZER FRIEDMAN 3rd PARTY SPECIAL NEEDS TRUST dated the 15th day of June, 2020, as property of said trust to be administered and distributed in accordance with the terms and provisions thereof.

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 Chicago, Illinois on this 15th day of June, 2020.

[Signature of Colin B. Friedman] COLIN B. FRIEDMAN

[Signature of Alexa Friedman] ALEXA FRIEDMAN

[Handwritten initials]

UNOFFICIAL COPY AFFIDAVIT

We, the undersigned, being the Grantors and owners of the land described in this instrument, COLIN B. FRIEDMAN and ALEXA FRIEDMAN, and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly affirmed, 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:

[Signature]
COLIN B. FRIEDMAN
[Signature]
ALEXA FRIEDMAN

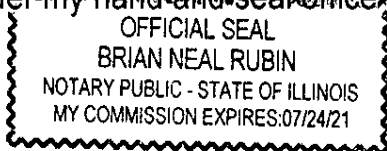
THE WITNESSES:

[Signature]
[Signature]

State of Illinois
County of Lake

I, BRIAN N. RUBIN, A NOTARY PUBLIC IN THE State and County aforesaid, hereby certify that on the day of , 2020, while I was physically present in the State of Illinois, COLIN B. FRIEDMAN and ALEXA FRIEDMAN, also physically present in the State of Illinois, and the witnesses, also physically present in the State of Illinois, all personally appeared before me by means of an interactive two-way audio and video communication, which allowed this notary and the person(s) executing the document to communicate with each other simultaneously in accordance with Illinois Gubernatorial Executive Order in Response to COVID-19 2020-14 and Executive Order in Response to COVID-19 2020-18, and who are either known to me, or have provided satisfactory evidence of identity to be the person whose names are subscribed to in this Transfer on Death Instrument, consisting of two (2) pages, to which this Acknowledgment is attached and made a part thereof, and the witnesses, all acknowledged to me that they executed the same as their free and voluntary act and acknowledged to me their presence in the State of Illinois.

Given under my hand and seal of office, this 16th day of June, 2020.



[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:
COLIN B. FRIEDMAN,
2850 W. Touhy, Unit G, Chicago, Illinois 60645

Mail subsequent tax bill upon death to:
THE ELIJAHU ELIEZER FRIEDMAN 3rd PARTY SPECIAL NEEDS TRUST dated the 15th day of June, 2020
2850 W. Touhy, Unit G, Chicago, Illinois 60645

[Signature]