

# UNOFFICIAL COPY

Doc#: 2021306280 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/31/2020 04:27 PM Pg: 1 of 3

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

MAIL TO:

Joshua B. Hutkins  
Sandberg Phoenix & von Gontard P.C.  
475 Regency Park, Suite 175  
O'Fallon, IL 62269

Name and Address of Taxpayer:

Brandon Pevnick and Emily Pevnick  
637 W Wrightwood Ave. #1W  
Chicago, IL 60614

THE OWNERS, BRANDON B. PEVNICK and EMILY B. PEVNICK, not as tenants in common, but as joint tenants, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of One Dollar (\$1,00) 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 PEVNICK FAMILY TRUST DATED MAY 3, 2019, as Beneficiary all of the right, title and interest of the undersigned owners 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.

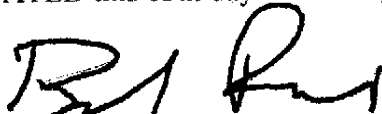
Subject to: (1) Real estate taxes for the year 2019 and subsequent years;  
(2) Covenants, conditions, restrictions and easements apparent or of record;  
(3) All applicable zoning laws and ordinances.

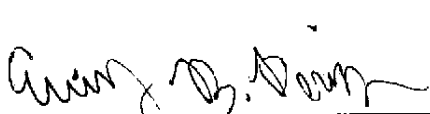
Permanent Index Number: 14-28-313-058-1006

Property Address: 637 W Wrightwood Ave., #1W and P8  
Chicago, IL 60614

This instrument is revocable, in accordance with Illinois Public Act 097-0555, 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 13th day of March, 2020.


  
BRANDON B. PEVNICK

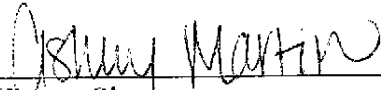
  
EMILY B. PEVNICK

# UNOFFICIAL COPY

## REQUIRED WITNESS STATEMENT UNDER SECTION 45

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 their 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

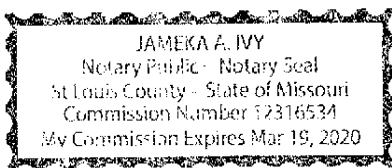
  
\_\_\_\_\_  
Witness Signature

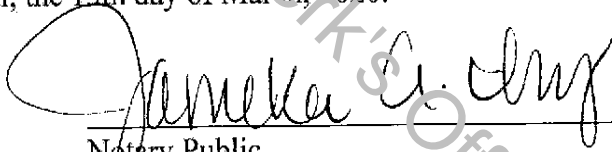
## REQUIRED NOTARY ACKNOWLEDGMENT UNDER SECTION 45

STATE OF MISSOURI     )  
  ) SS  
CITY OF ST. LOUIS     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BRANDON B. PEVNICK and EMILY B. PEVNICK, as owners, and NICK Burkhardt and Ashley Martin, 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 13th day of March, 2020.



  
\_\_\_\_\_  
Notary Public

**Prepared by:**

Joshua B. Hutkins  
Sandberg Phoenix & von Gontard P.C.  
475 Regency Park, Suite 175  
O'Fallon, IL 62269  
(618) 397-2721  
jhutkins@sandbergphoenix.com

# UNOFFICIAL COPY

## EXHIBIT A

Unit 1W and P8 in the Wrightwood Plaza Condominium, as delineated on a survey of the following described real estate: Lot 1 in the Subdivision of Lots 12 in County Clerk's Division of Outlot "D" in Wrightwood, being a Subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 95313970, together with its undivided percentage interest in common elements in Cook County, Illinois.

Property Address: 637 W Wrightwood Ave., #1W, and P8  
Chicago, IL 60614

Permanent Index Number: 14-28-313-058-1006

Property of Cook County Clerk's Office