

# UNOFFICIAL COPY

Doc#: 2215321181 Fee: \$51.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/02/2022 01:36 PM Pg: 1 of 4

TRANSFER ON DEATH  
INSTRUMENT UNDER  
ILLINOIS PUBLIC ACT,  
755 ILCS 27/1, ET SEQ,  
EFFECTIVE FOR  
OWNER(S) DYING ON OR  
AFTER JANUARY 1, 2022

MAIL TO:

Paul F. O'Keefe  
O'Keefe Law Office  
77 W. Wacker Dr., Suite 4500  
Chicago, IL 60601

NAME AND ADDRESS OF TAXPAYER:

Victor J. Bernstein  
Penelope H. Bernstein  
2045 W. Waveland Ave.  
Chicago, IL 60618

THE OWNER, VICTOR J. BERNSTEIN and PENELOPE H. BERNSTEIN, of the City of Chicago, County of Cook, State of Illinois, 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 Victor J. Bernstein Revocable Trust, dated October 30, 1995, a trustee of a trust that is in existence as of the date of my execution of this instrument, if Victor J. Bernstein survives Penelope H. Bernstein, to the successor trustee of the Penelope H. Bernstein Revocable Trust, dated October 30, 1995, a trustee of a trust that is in existence as of the date of my execution of this instrument, if Penelope H. Bernstein survives Victor J. Bernstein, or if there is no sufficient evidence of the order of death of Victor J. Bernstein and Penelope H. Bernstein a one-half (1/2) undivided interest to the successor trustee of the Victor J. Bernstein Revocable Trust, dated October 30, 1995, a trustee of a trust that is in existence as of the date of my execution of this instrument, and a one-half (1/2) undivided interest to the successor trustee of the Penelope H. Bernstein Revocable Trust, dated October 30, 1995, a trustee of a trust that is in existence as of the date of my execution of this instrument, 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 2021-2022 and subsequent years;  
(2) Covenants, conditions, restrictions and easements apparent or of record;  
(3) All applicable zoning laws and ordinances.


Permanent Index Number: 14-19-130-005-0000


Property Address: 2045 W. Waveland Ave., Chicago, IL 60618

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This instrument is revocable, in accordance with The 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 1st day of June 2022.

  
\_\_\_\_\_  
**VICTOR J. BERNSTEIN**

  
\_\_\_\_\_  
**PENELOPE H. BERNSTEIN**

### 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 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

Print name: Abigail Springer

807 Greenwood St.

Evanston, IL 60201  
Witness Address

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

Print name: Elizabeth McElmatton

807 Greenwood St.

Evanston, IL 60201  
Witness Address

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## 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 **VICTOR J. BERNSTEIN** and **PENELOPE H. BERNSTEIN**, as owners, and Abigail Springer and Elizabeth Muelbacher, 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 1st day of June 2022.

*Paul F. O'Keefe*  
 \_\_\_\_\_  
 Notary Public



**Prepared by:**

Paul F. O'Keefe  
 O'Keefe Law Office  
 77 W. Wacker Dr., Suite 4500  
 Chicago, IL 60601

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## EXHIBIT A

LOT 3 IN THE SUBDIVISION OF LOTS 3, 4 AND 5 IN STRICKER'S SUBDIVISION OF THE EAST 165.16 FEET OF THE WEST ½ OF LOT 1 AND OF LOTS 2, 3, 4, 5, 7, 8, 9, 10, 11, 17, 18, 19, 20 AND 21 IN THE SUBDIVISION OF THE WEST ½ OF LOT 1 (EXCEPT THE EAST 165.16 FEET) IN SELLER'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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