


UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

I, **Wan Ting Chin**, an unmarried person, of 2604 S. Shields Ave, Chicago, IL 60616-2623 hereby make this Transfer on Death Instrument this May __, 2022 as the owners of the following residential real estate described below:



Doc# 2217416035 Fee \$41.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY CLERK
 DATE: 06/23/2022 03:29 PM PG: 1 OF 2

The South 20.0 feet of the North 67.40 feet (except the West 152.67 feet thereof) and the East 32.17 feet of the West 152.67 feet of the South 16.0 foot of the North 116.25 feet all being of the following described property taken as a tract; Lots 1 through 10 in Henry Bond's Subdivision of that part of Lots 1 and 2 lying East of the East line of Stewart Avenue, as widened in Block 1 in U. S. Bank Addition to Chicago, a subdivision of the West half of the West half of the Southeast quarter of Section 28, Township 39 North, Range 16 East of the Third Principal Meridian, also a strip of land 16 feet wide lying South of and adjoining Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 in Henry Bond's Subdivision aforesaid in Cook County, Illinois (subject to the Declaration of Easements, Covenants and Restrictions recorded in the Office of the Cook County Recorder of Deeds on May 24, 1977 as Document No. 23940538), in Cook County, Illinois.

Permanent Index Number (PIN): **17-28-400-023-0000**

Property address: **2604 S. Shields Ave, Chicago, IL 60616-2623**

Exempt under 35 ILCS 200/31-45(e)
May 7, 2022

John E. Alcorn

Revocable transfer on death designation of successor owner at death of primary owner: I, **Wan Ting Chin**, am the owner of this property. I am of sound mind and capacity. Upon my death, pursuant to the Illinois Real Property Transfer on Death Instrument Act (755 ILCS 27/1 et seq.), this property passes to the **Wan Ting Chin Trust dated October 12, 2021**, in care of the then acting trustee. I retain the right to revoke or replace this designation at any time before my death. The trustee powers include, but are not limited to the following:

- Transactions:** As to this property, the trustee may buy, sell (at a public or private sale), exchange, rent, convey, partition, subdivide, accept title, create conditions, grant easements, convey, assign, lease, hold, possess, maintain, repair, improve, manage, operate, insure, release rights of homestead, create land trusts and exercise all land trust powers. The trustee may collect rents, sale proceeds, and other revenue from it. For real estate taxes and assessments, the trustee may pay, contest, protest, and compromise. Any sale or lease may be for terms that extend beyond the trust duration and may include a portion of the real estate such as mineral rights and easements.
- Construct and demolish:** The trustee may improve or alter the property. This includes repairs, maintenance, demolition, and extraordinary changes to the property such as removing existing or erecting party walls or buildings.
- Partition:** The trustee may partition, develop, subdivide, or dedicate the property to public use. This includes making, vacating, partitioning, and changing plats and boundaries and creating restrictions, easements or other servitudes.
- Abandonment:** The trustee may abandon and/or retain the property even if productive, underproductive or nonproductive.

REC'D
 COOK COUNTY RECORDER OF DEEDS
 CHICAGO, ILLINOIS
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- 5. Non productive property: The trustee may retain the property even if it is nonproductive. In the exercise of reasonable business judgment, the trustee may abandon assets.
- 6. Overall powers of trustee: The trustee is given all the rights, powers, and authority to manage and control the property so as to accomplish the trust purposes that an individual owner would have if there was no trust and the trustee was acting as a competent individual owner.
- 7. Interest of a trust beneficiary: The interest of each trust beneficiary (and anyone claiming through the beneficiary) is declared to be personal property only. No trust beneficiary has any legal or equitable title interest in this real estate. No interest of a trust beneficiary is subject to transfer, assignment, anticipation, pledge, seizure by legal process, claims of the beneficiary's creditors, claims for maintenance, or claims for support of the beneficiary's spouse. The trustee may reject any such claim.

Dated this May 7, 2022 and signed by the owners:

Wan Ting Chin _____ *Wan Ting Chin*

Statement of witnesses: We hereby certify that the above freely and voluntarily signed this instrument in our presence and each witness. We believe **Wan Ting Chin** to be of sound and disposing mind and memory, of legal age, and under no constraint or undue influence of any kind.

Thomas L. Marchal _____
Thomas L. Marchal

Susan Anderson _____
Susan Anderson

This instrument was prepared by John E. Ahern, Attorney, 10635 S. Hamilton Ave., Chicago, IL 60643

Return this document to:

Name: John E. Ahern, Attorney
 Address: 10635 S. Hamilton Ave.
 City, State, Zip: Chicago, IL 60643

Send subsequent tax bills to:

Name: Wan Ting Chin
 Address: 2604 S. Shields Ave
 City, State, Zip: Chicago, IL 60616-2623

Notary - State of Illinois, County of Cook

I, the undersigned, a notary public of Cook County IL hereby certify that **Wan Ting Chin**, personally known to me, and the witnesses appeared before me this May 7, 2022 and acknowledged signing and delivering this instrument freely and voluntarily for the uses and purposes herein set forth.

Stevanna M Hochenberger
 Notary Public

