

UNOFFICIAL COPY

Doc#: 2222028242 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2022 01:19 PM Pg: 1 of 2

TRANSFER ON DEATH INSTRUMENT

STATE OF ILLINOIS
COUNTY OF COOK

TIMOTHY J. NICHOLSON and ANGELA M. DeFRANK, husband and wife, of City of Chicago, Cook County, Illinois ("Owner 1" and "Owner 2", respectively, and collectively, "Owners"), being of competent mind and capacity hereby convey and transfer, effective on the death of the Owner last to die, the below described residential real estate, situated in the County of Cook, in the State of Illinois, to wit to the then-acting trustee of the revocable trust of the last to die of the two Owners, not individually, but as trustee of that trust (the "Survivor's Revocable Trust").

The revocable trust of Owner 1 is known as the TIMOTHY J. NICHOLSON 2022 LIVING TRUST DATED AUGUST 1, 2022, and any amendments or restatements thereto.

The revocable trust of Owner 2 is known as the ANGELA M. DeFRANK 2022 LIVING TRUST DATED AUGUST 1, 2022, and any amendments or restatements thereto.

If the Survivor's Revocable Trust is not in existence on the effective date of the foregoing conveyance and transfer, we incorporate by reference its terms as they existed on the date of this Transfer on Death Instrument, and we give the below-described residential real estate to the trustee designated by those terms to be held, administered and distributed pursuant to those terms.

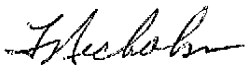
LEGAL DESCRIPTION: LOT 7 IN KELDE'S RESUBDIVISION OF LOTS 7 TO 17, BOTH INCLUSIVE AND THE SOUTH ½ OF LOT 18 IN BLOCK 70 OF NORWOOD PARK, BEING A SUBDIVISION OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT 30 ACRES OFF EAST END OF THE NORTH ½ OF THE NORTHWEST ½ THEREOF ALSO PART OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 AND PART OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N: 13-06-209-024-0000

COMMONLY KNOWN AS: 6710 W. Raven Street, Chicago, IL 60631

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE LAST TO DIE OF THE OWNERS. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THE OWNERS FOR THIS INTEREST IN REAL ESTATE. THE OWNERS HAVE THE RIGHT TO WITHDRAW OR REVOKE THIS INSTRUMENT AT ANY TIME. ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR REVOKED WHETHER OR NOT MONEY OR OTHER CONSIDERATION WAS GIVEN OR PAID.

DATED this 1st day of August, 2022



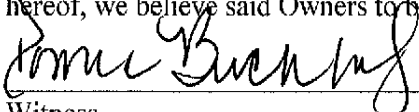
TIMOTHY J. NICHOLSON

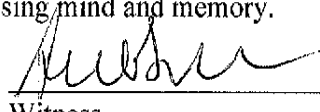


ANGELA M. DeFRANK

UNOFFICIAL COPY

We, the undersigned, hereby certify that the foregoing Transfer on Death Instrument was, on the day of the date thereof, signed, sealed, published and declared by TIMOTHY J. NICHOLSON and ANGELA M. DeFRANK, the Owners, in the presence of us, who in the Owners' presence and in the presence of each other, have, at the Owners' request, hereunto subscribed our names as witnesses of the execution thereof, this 1st day of August, 2022, and we hereby certify that at the time of the execution hereof, we believe said Owners to be of sound and disposing mind and memory.


Witness


Witness

1168 Barrington Drive
Address


75 Kristin Circle
Address

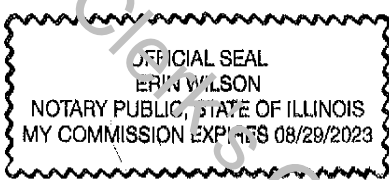
Crystal Lake IL 60014
City, State, Zip Code

Schaumburg IL 60195
City, State, Zip Code

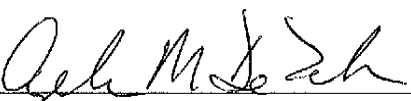
STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that TIMOTHY J. NICHOLSON and ANGELA M. DeFRANK, the Owners, and witnesses, personally known to me to be the same 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, this 1st day of August, 2022.


Notary Public



EXEMPT under provisions of Paragraph (e), Section 31-45 of the Real Estate Transfer Tax Act.


Signature of Buyer, Seller or Representative

Date: August 1, 2022

THIS DOCUMENT PREPARED BY and MAIL TO:
Buckley Fine, LLC
201 S. Grove Avenue, 4th Floor
Barrington, Illinois 60010

MAIL TAX BILL TO:
Timothy J. Nicholson
Angela M. DeFrank
6710 W. Raven Street
Chicago, IL 60631