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Doc#: 2307941107 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/20/2023 11:51 AM Pg: 1 of 3

**This instrument was prepared by and
after recording return to:**

Maria A. Diakoumakis, Esq.
Anderson Law Offices, P.C.
5711 North Lincoln Avenue
Chicago, Illinois 60659

Name and address of Property Owners:

JACOB BERNSTEIN
NINA ROSEN
817 North Hermitage Avenue, Apt 1
Chicago, IL 60622

**ILLINOIS REAL PROPERTY TRANSFER ON DEATH INSTRUMENT (TODI)
PURSUANT TO 755 ILCS 27/1 ET SEQ.**

JACOB BERNSTEIN, and NINA ROSEN, of 817 North Hermitage Avenue, Apt 1, Chicago, IL 60622 County of Cook (collectively, the "Owners" and each individually an "Owner"), each being of sound mind and memory, do hereby make, declare, and publish this Transfer on Death Instrument ("TODI"), stating and attesting to the following:

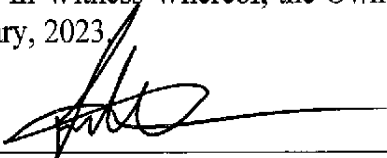
1. This TODI is intended to transfer the following real estate:

Legal Description: See attached Exhibit A
Permanent Real Estate Index Number: 17-06-438-037-1001
Property Address: 817 North Hermitage Avenue, Apt 1, Chicago, IL 60622


2. The Owners are the sole owners of the above-described real property;
3. *The Owners, being of sound mind and memory, do hereby not CONVEY and TRANSFER, effective upon the date of death of the last to die of the Owners, the above-described real property to the then-acting Trustee of the revocable living trust of the last Owner to die, i.e.:*
 - a. If JACOB BERNSTEIN is the last to die of the Owners, to the then-acting trustee of the JACOB BERNSTEIN LIVING TRUST DATED FEBRUARY 24, 2023, currently of 817 North Hermitage Avenue, Apt 1, Chicago, IL 60622, in care of the then-acting trustee, to act under the powers granted to the trustee or successor trustee in that trust; 100% of the Owners' interest; OR*
 - b. If NINA ROSEN is the last to die of the Owners, to the then-acting trustee of the NINA ROSEN LIVING TRUST DATED FEBRUARY 24, 2023, currently of 817 North Hermitage Avenue, Apt 1, Chicago, IL 60622, in care of the then-acting trustee, to act under the powers granted to the trustee or successor trustee in that trust; 100% of the Owners' interest.*
4. The Owners affirm that they are of sound mind and memory and that this TODI is made as their free and voluntary act for the purposes herein set forth.

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In Witness Whereof, the Owners have hereunto set their hands and seals this 24th day of February, 2023.




JACOB BERNSTEIN



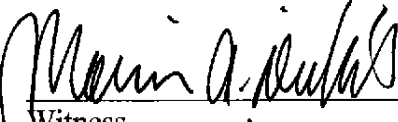
NINA ROSEN

We, the undersigned Witnesses, certify that the foregoing TODI was executed on signed on the date referenced above, and declared by JACOB BERNSTEIN and NINA ROSEN as their free and voluntary TODI in our presence, and that we, at their request and in their presence, and in the presence of each other, have signed our names as Witnesses to this TODI, believing JACOB BERNSTEIN and NINA ROSEN to be of sound mind and memory, and free from any undue influence or coercion by any parties, including us as Witnesses, at the time of signing.



Witness
Printed Name: ANNA Barbic

Residing at:
5711 N. LINCOLN AVE
CHICAGO, IL 60659



Witness
Printed Name: Maria A. Diakoulas

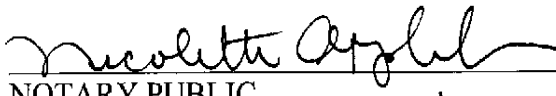
Residing at:
5711 N. Lincoln Ave.
Chicago IL 60659

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JACOB BERNSTEIN and NINA ROSEN and the two attesting 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 in the presence of each other, 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, and that they believed the Grantor to be of sound mind and memory.

Given under my hand and official seal, this this 24th day of February, 2023.





NOTARY PUBLIC
My Commission Expires: 7/19/23

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PARCEL 1:

UNIT NUMBER 1 IN THE 817 NORTH HERMITAGE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH HALF OF LOT 15 IN BLOCK 22 IN JOHNSON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00151868; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00151868.

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