

# UNOFFICIAL COPY

Doc#: 2320028076 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/19/2023 10:42 AM Pg: 1 of 3

**This Instrument Prepared By,  
and After Recording,  
Please Mail To:**  
Sarmistha Banerjee  
Huck Bouma PC  
1755 S. Naperville Road, Ste 200  
Wheaton, Illinois 60189

## TRANSFER ON DEATH INSTRUMENT

I, **Adam V. Harley**, a married person, of Chicago, County of Cook, State of Illinois, being of sound mind and disposing memory, do hereby revoke all prior Transfer on Death Instruments for the below described residential real estate, and make, declare and publish this Transfer on Death Instrument after being first duly sworn. I depose and state as follows:

That I am a joint owner with my spouse, **Emily W. Harley**, of certain residential real estate (the "Residence") pursuant to a Tenancy by the Entirety Deed executed on the 12<sup>th</sup> day of June, 2023 to be recorded in the Cook County Clerk's office. The legal description of the Residence is:

PARCEL 1: "UNIT A" BEING THE NORTH ½ OF LOT 1 AND THE NORTH ½ OF THE EAST 2/3 FEET OF LOT 2 IN BLOCK 3 IN THE SUBDIVISION OF BLOCKS 14, 16 AND 17 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED DECEMBER 8, 1998 AS DOCUMENT NUMBER 08114062.

PERMANENT INDEX NUMBER: 17-31-223-057-0000

Commonly known as: 3400 South Wolcott, Unit A, Chicago, Illinois 60608

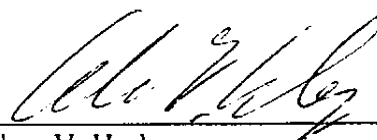
That pursuant to 755 ILCS 27/70, a joint owner of an interest in residential real estate, including a tenant by the entirety, may transfer such residential real estate by a transfer on death instrument; that this transfer on death instrument is a non-testamentary instrument; that this transfer on death instrument is revocable; and that this transfer does not become effective until the time of my death if I am the last to die of all joint owners of the residential real estate.

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That upon my death, provided I am the last to die of all joint owners of the Residence, title to and ownership of the Residence shall vest in the then acting trustee of the ADAM V. HARLEY TRUST DATED JUNE 12, 2023 (the "Adam V. Harley Trust"). If the Adam V. Harley Trust is not in existence at my death and I am the last to die of all joint owners of the Residence, then at my death title to and ownership of the Residence shall vest, in shares of equal value, in such of my then living children, provided that if a child of mine is not then living but a descendant of the deceased child is then living, the share that would have vested in the deceased child, if living, shall vest in the deceased child's then living descendants, *per stirpes*.

If any interest in the Residence becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent, if living, or if none living, to his or her nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until that person attains the age of twenty-one (21).

DATED this 12<sup>th</sup> day of June, 2023.



Adam V. Harley

We, the attesting witnesses, on oath state that each of us was present on June 12, 2023; that in the presence of the witnesses, ADAM V. HARLEY (the "Transferor") signed this transfer on death instrument in our presence as the Transferor's free and voluntary act; that we, the witnesses, signed this transfer on death instrument in the presence of the Transferor and in the presence of each other; that we, the witnesses, believed the Transferor to be of sound mind and memory at the time of signing, and to the best knowledge of each of the witnesses, to be at least eighteen (18) years of age on the date the instrument was signed.

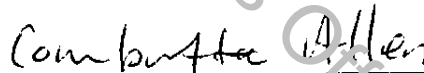
Witnesses



(Signature)



(Signature)



(Print Name)

SOFIA F. SKIBA

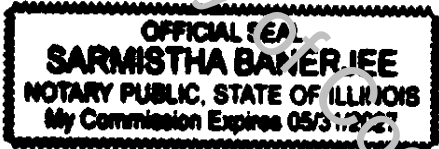
(Print Name)

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State of Illinois        )  
                                      ) SS.  
County of DuPage     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ADAM V. HARLEY, SONIA F. SKIBA, and Combate Allen, 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 each 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 12<sup>th</sup> day of June, 2023.



Sarmistha Baxerjee  
Notary Public