

UNOFFICIAL COPY

Doc#: 2321413040 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2023 10:12 AM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

STATE OF ILLINOIS
COUNTY OF COOK

DANIEL FOX and KATHLEEN FOX, husband and wife, of the Village of Barrington, 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 DANIEL J. FOX REVOCABLE TRUST DATED MAY 16, 2006, and any amendments or restatements thereto.

The revocable trust of Owner 2 is known as the KATHLEEN M. FOX REVOCABLE TRUST DATED MAY 16, 2006, 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:

UNIT 3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3117 NORTH ORCHARD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 041664462 IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N: 14-28-104-124-1007

COMMONLY KNOWN AS: 3117 N. Orchard, Unit 3E, Chicago, Illinois 60657

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 ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR REVOKED WHETHER OR NOT MONEY OR OTHER CONSIDERATION WAS GIVEN OR PAID.

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DATED this 24 day of July, 2023

Daniel Fox
DANIEL FOX

Kathleen M. Fox
KATHLEEN FOX

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 DANIEL FOX and KATHLEEN FOX, 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 24 day of July, 2023, 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.

[Signature]
Witness

2015 Green Ave, York
Address

Barrington IL 60010
City, State, Zip Code

Kathy Petercox
Witness

333 HARDROCK AVE
Address

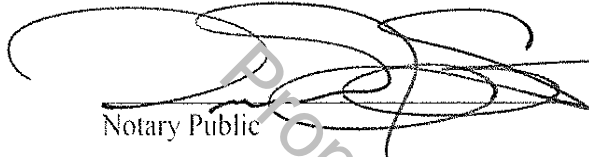
SEQUOIA IL 60177
City, State, Zip Code

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STATE OF ILLINOIS) SS.
COUNTY OF COOK)

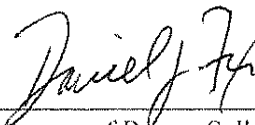
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that DANIEL FOX and KATHLEEN FOX, the Owners, and witnesses, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, 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 24 day of July, 2023.


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: July 24, 2023

THIS DOCUMENT PREPARED BY and MAIL TO: MAIL TAX BILL TO:
Linda S. Fine Daniel Fox and Kathleen Fox
Buckley Fine, LLC 715 Division St.
201 S. Grove Avenue, 4th Floor Barrington, Illinois 60010
Barrington, Illinois 60010