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TRANSFER ON DEATH
INSTRUMENT

per
Illinois Residential Real Property
Transfer on Death Instrument
Act
755 ILCS 27/1, et. seq.



Doc# 2336334022 Fee \$41.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2023 12:38 PM PG: 1 OF 4

Prepared by & Mail Instrument To:
Mario Correa, Esq.
4801 W. Peterson Ave., Ste 414
Chicago, IL 60646

Taxpayer:
EDWARD A. BLOOM
DANA W. BLOOM
2850 N. Francisco Ave.
Chicago, IL 60614

WHEREAS **EDWARD A. BLOOM** and **DANA W. BLOOM** married to each other are the owners of the property commonly known as 2850 N. Francisco Ave., Chicago, IL 60614 as document number 1613941073.

THE OWNERS, **EDWARD A. BLOOM** and **DANA W. BLOOM**, (collectively the "OWNERS"), married to each other and both of the City of Chicago, Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1, et. seq. (the "Act"), hereby TRANSFER UPON THE DEATH OF THE SURVIVOR OF THE OWNERS the Real Estate (defined below) to the then acting trustee of the **EDWARD A. BLOOM REVOCABLE TRUST** dated **November 10, 2023**, if **EDWARD A. BLOOM** survives **DANA W. BLOOM**, and if **EDWARD A. BLOOM** fails to survive **DANA W. BLOOM**, or if the order of deaths cannot be determined, then the Real Estate shall be transferred upon death to the then acting trustee of the **DANA W. BLOOM REVOCABLE TRUST** dated **November 10, 2023**; the Real Estate, referenced above and the subject of this transfer on death, is located in Cook County and described as follows:

LEGAL DESCRIPTION – SEE ATTACHED

PIN: 13-25-134-020-0000 and 13-25-134-021-0000

ADDRESS: 2850 N. FRANCISCO AVE., CHICAGO, IL 60618

This Transfer on Death may be revoked by us jointly or the survivor of us by filing a written revocation in compliance with 755 ILCS 27/55.

The following provisions shall apply to either trust identified above:

Full power and authority is granted here to the trustee or its successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

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In no case will any party dealing with the trustee in relation to the real estate or to whom the real estate or any part of it is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate will be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease or other instrument of this type: (a) that at the time of the delivery the trust created here and by the trust agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained here and in the trust agreement or in the amendments, and binding on all beneficiaries, (c) that trustee was authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage or other instrument of this type, and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them will be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and this interest is declared here to be personal property. No beneficiary will have any title or interest, legal or equitable, in or to the real estate, but only an interest in the possession, earnings, avails, and proceeds from it.

DATED this 10 day of NOVEMBER, 2023.

Edward A. Bloom (SEAL) Dana W. Bloom (SEAL)
EDWARD A. BLOOM DANA W. BLOOM

ATTESTATION

We the undersigned witnesses attest in that on the date thereof the Owners **EDWARD A. BLOOM and DANA W. BLOOM** executed this Transfer on Death Instrument in our presence and that we, at the Owners' requests and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed this instrument as their own free and voluntary act, and that at the time of the execution the witnesses believed the Owner to be of sound mind and memory.

Witnesses

Addresses

Jefw Alexandra residing at 4801 W. Peterson Ave., Ste 414

Chicago, IL 60646

[Signature] residing at 4801 W. Peterson Ave., Ste 414

Chicago, IL 60646

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STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was Subscribed, sworn to and acknowledge before me by **EDWARD A. BLOOM and DANA W. BLOOM** as the Owners, and the subscribed and sworn to before me by Yasmine Corral, and Leslie A. Vazquez, witnesses, this 10 day of November, 2023.

Lisa Cortez
Notary Public



COUNTY - ILLINOIS TRANSFER
STAMP EXEMPT UNDER
PROVISIONS OF PAR. E SECTION 31-
45, REAL ESTATE TRANSFER TAX
LAW, 35 ILCS 200/31-45.

DATE: 11/10/23

Dana W Bloom
Buyer, Seller or Representative

Office of Cook County Clerk's Office

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LEGAL DESCRIPTION

LOT 162 AND THE NORTH HALF OF LOT 161 IN GIVINS AND GILBERT'S
SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

PIN: 13-25-134-020-0000 and 13-25-134-021-0000

ADDRESS: 2650 N. FRANCISCO AVE., CHICAGO, IL 60618

Property of Cook County Clerk's Office