

# UNOFFICIAL COPY

Doc#: 2401641057 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/16/2024 10:15 AM Pg: 1 of 2

**PREPARED BY AND AFTER RECORDING  
RETURN TO:**

Jonathan D. Morton, Esq.  
**GOLAN CHRISTIE TAGLIA LLP**  
70 W. Madison Street  
Suite 1500  
Chicago, IL 60602

**NAME AND ADDRESS OF TAXPAYER:**

Todd R. Maxwell  
925 W. Fullerton Avenue  
Chicago, IL 60614

## TRANSFER ON DEATH INSTRUMENT

I, **TODD ROBERT MAXWELL**, an unmarried man, of 925 W. Fullerton Avenue, Chicago, Illinois 60614, Cook County, Illinois, being of sound mind and memory, do hereby revoke any prior Transfer on Death Instruments for the residential real estate located at 925 W. Fullerton Avenue, Chicago, Illinois 60614 (the "Property") and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the sole owner (the "Owner") of the Property under a duly recorded Warranty Deed dated August 11, 2014 and recorded September 25, 2014 as document number 1426818102, in the county of Cook, State of Illinois, whereby I acquired title to the Property. The Property is legally described as:

PARCEL 1: LOT 2 IN BLOCK 1 IN SEMINARY TOWNHOUSE ASSOCIATION SUBDIVISION, BEING A RESUBDIVISION OF PARTS OF LOTS 1 TO 5, INCLUSIVE, AND PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE NORTH 1/2 OF BLOCK 3 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SEMINARY TOWNHOUSES RECORDED SEPTEMBER 25, 1975 AS DOCUMENT NUMBER 23234124, AND AS CREATED BY DEED FROM MCCORMICK THEOLOGICAL SEMINARY TO SUSAN E. CRAIG AND WILLIAM SCOTT CRAIG, FOR THE PURPOSE OF PASSAGE, PARKING, UTILITIES, INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-32-204-013-0000

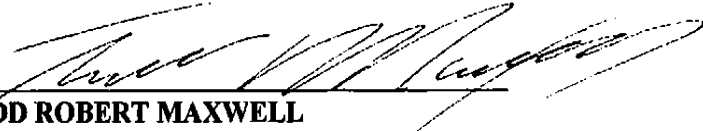
Address of Real Estate: 925 W. Fullerton Avenue, Chicago, Illinois 60614

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of death of the Owner. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

# UNOFFICIAL COPY

Upon the death of **TODD ROBERT MAXWELL**, I convey and transfer the Property to the then acting trustee of the **TODD R. MAXWELL TRUST DATED JANUARY 10, 2024**, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of **TODD ROBERT MAXWELL**.

Signed this 10<sup>th</sup> day of January, 2024.

  
**TODD ROBERT MAXWELL**

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by **TODD ROBERT MAXWELL**, the Owner as his Transfer on Death Instrument in our presence and that we, at his request and in his presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner was at the time of signing of sound mind and memory, executed the instrument as his free and voluntary act, and was under no undue influence.

WITNESSES:


  
residing at 8620 Montfort Drive  
Print Name Pamela A. Pearson St. John, IN 46373

  
residing at 1674 W Julian St 2R  
Print Name Catherine Connolly Chicago, IL 60622

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **TODD ROBERT MAXWELL**, the Owner, and Pamela A. Pearson and Catherine Connolly, the witnesses, personally known to me to be the same persons whose names are subscribed on 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 acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10<sup>th</sup> day of January, 2024.

  
Notary Public

641045

