

UNOFFICIAL COPY

Doc#: 2401906282 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2024 02:27 PM Pg: 1 of 3

**This Document Prepared By
and Return To:**
Andrew J. Welp
SAVANT LEGAL LLP
363 Financial Court
Rockford, IL 61107
(815) 255-4161

Owner's Name & Taxes To:
Jacqueline Helmrick Carlson and
Marc Carlson
4510 N. Wolcott Ave.
Chicago, IL 60640

TRANSFER ON DEATH INSTRUMENT (Under 755 ILCS 27)

THIS TRANSFER ON DEATH INSTRUMENT made this **11th day of December, 2023**, by the Owners, **JACQUELINE HELMRICK CARLSON** and **MARC CARLSON**, being the Owners of the following legal described parcel of residential real property, and improvements and appurtenances thereto in the City of Chicago, County of Cook, in the State of Illinois:

THE SOUTH ½ OF LOT 10 IN BLOCK 14 IN RAVENSWOOD, IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 4510 N. Wolcott Avenue, Chicago, Illinois 60640
PIN: 14-18-213-017-0000

The Owners, being of sound mind and memory, and as their free and voluntary act, hereby revoke any and all prior transfer on death instruments for the above-described residential real property, and convey and transfer, effective on the death of the last living Owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above described residential real property to the following designated beneficiary:

- a) If **MARC A. CARLSON** is the last to die, then to the then acting trustee of **The Marc A. Carlson Trust dated December 11, 2023**, as then in effect; or
- b) If **JACQUELINE HELMRICK CARLSON** is the last to die, then to the then acting trustee of **The Jacqueline Helmrick Carlson Trust dated December 11, 2023**, as then in effect.

UNOFFICIAL COPY


If the above-designated trusts are not then in effect, then to the estate of **MARC A. CARLSON**. If the order of the Owners' deaths cannot be medically determined, then for purposes of this Transfer on Death Instrument, **JACQUELINE HELMRICK CARLSON** shall be deemed to have predeceased **MARC A. CARLSON**.

This transfer is subject to any taxes due, as well as all liens, encumbrances or other restrictions in place at the time of the last living Owner's death.

IN WITNESS WHEREOF, the Owners aforesaid have hereunto set their hands and seal the day and year first above written.

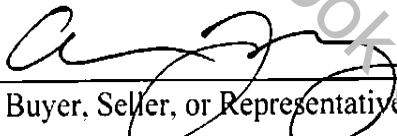


JACQUELINE HELMRICK CARLSON, Owner




MARC CARLSON, Owner

Exempt from transfer tax under 35 ILCS 200/31-45(e).

12/11/23
Date

Buyer, Seller, or Representative

WITNESSES.

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners as the Owners' Transfer on Death Instrument in our presence and that we, at the Owners' request and in the Owners' 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 the instrument as a free and voluntary act and was of sound mind and memory at the time of signing.

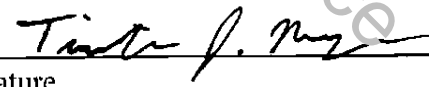


Signature

Courtney Cox
Printed Name

c/o 190 Buckley Dr.
Address

Rockford, IL 61107
City, State, ZIP



Signature

Timothy J. Mayer
Printed Name

c/o 190 Buckley Dr.
Address

Rockford, IL 61107
City, State, ZIP

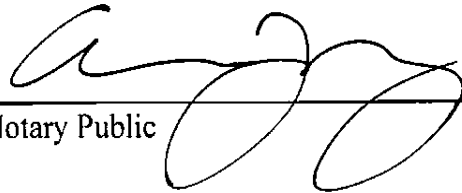
UNOFFICIAL COPY

NOTARY:

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said State, **DO HEREBY CERTIFY** that Owners and Witnesses presented satisfactory identification or are 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of December 2023.



 Notary Public

