

UNOFFICIAL COPY

Doc#: 2402913052 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2024 10:12 AM Pg: 1 of 2

Mail Recorded Instrument To:

Laura A. Dzielski
Kelleher + Holland, LLC
102 S. Wynstone Park Drive
North Barrington, IL 60010

Mail Tax Bill To:

Scott F. Burns
Cathryn S. Burns
1701 W. Melrose
Chicago, Illinois 60657

TRANSFER ON DEATH INSTRUMENT
Statutory (Illinois)

We, SCOTT F. BURNS and CATHRYN S. BURNS, husband and wife ("Owners"), of Chicago, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the Owners of residential real estate (*Property*) under a Warranty Deed dated September 10, 2002, and duly recorded as Document No. 0021641192 in Cook County, Illinois on September 23, 2002, whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as:

LOTS 47 AND 48 (EXCEPT THE SOUTH 45 FEET OF SAID LOTS) IN BLOCK 9 IN GROSS' NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-19-434-020-0000

Address of Property: 1701 W. Melrose, Chicago, Illinois 60657

That, under 755 ILCS 27/1 et. seq, the owner of a property may transfer real property by a transfer on death instrument. As such, this transfer does not become effective until and at the time of death of the survivor of the Owners.

Upon the death of both SCOTT F. BURNS and CATHRYN S. BURNS, then if SCOTT F. BURNS shall have survived CATHRYN S. BURNS, we convey and transfer the Property to the then-acting trustee of the SCOTT BURNS 2023 LIVING TRUST dated November 15, 2023, 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 SCOTT F. BURNS, or in the event CATHRYN S. BURNS shall have survived SCOTT F. BURNS, we convey and transfer the Property to the then-acting trustee of the CATHRYN BURNS 2023 LIVING TRUST dated November 15, 2023, 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 CATHRYN S. BURNS. In the event of a simultaneous death, CATHRYN S. BURNS will be considered to have survived SCOTT F. BURNS.

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Signatures:

Signed and agreed on 11/15, 2023, by the following:

[Signature]
SCOTT F. BURNS, Owner

[Signature]
CATHRYN S. BURNS, Owner

Witnesses:

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed the Transfer on Death Instrument as their own free and voluntary act. We certify that we believe the Owners to be of sound mind and memory at the time of signing.

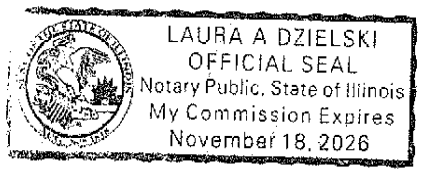
Witness Signature: [Signature]
Name: MARY E. NOYSZEWSKI
Address: 2108 CLINTON AVENUE
City: BERLYN IL 60402

Witness Signature: [Signature]
Name: DONNA L. MINICH
Address: 732 FAIRMONT ST
City: WESTMONT, IL 60559

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that SCOTT F. BURNS and CATHRYN S. BURNS, husband and wife, and the above-mentioned witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of a valid driver's license or other government-issued identification with photograph, are the same persons whose names are subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on Nov. 15, 2023.



[Signature]
Notary Public

This instrument was prepared by:
Laura A. Dzielski, Kelleher + Holland, LLC, 102 S. Wynstone Park Drive, North Barrington, IL 60010, without examination of title based on information provided by Owners.