

# UNOFFICIAL COPY

Doc#: 2405241201 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/21/2024 02:43 PM Pg: 1 of 4

TRANSFER ON DEATH  
INSTRUMENT UNDER  
ILLINOIS PUBLIC ACT,  
755 ILCS 27/1, ET SEQ,  
EFFECTIVE FOR  
OWNER(S) DYING ON OR  
AFTER JANUARY 1, 2022

MAIL TO:  
Paul F. O'Keefe  
O'Keefe Law Office  
77 W. Wacker Dr., Suite 4500  
Chicago, IL 60601

NAME AND ADDRESS OF TAXPAYER:  
Adam D. Davidson  
Samantha J. Davidson  
3630 N. Claremont Avenue  
Chicago, IL 60618

THE OWNER, ADAM DANIEL DAVIDSON, a/k/a ADAM D. DAVIDSON, and SAMANTHA JANE DAVIDSON, a/k/a SAMANTHA J. DAVIDSON, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, transfer, effective upon the death of all of the undersigned owners, to the successor trustee of the Adam D. Davidson Declaration of Trust Dated February 16, 2024, a trustee of a trust that is in existence as of the date of my execution of this instrument, if Adam Daniel Davidson a/k/a Adam D. Davidson, survives Samantha Jane Davidson a/k/a Samantha J. Davidson, to the successor trustee of the Samantha J. Davidson Declaration of Trust Dated February 16, 2024, a trustee of a trust that is in existence as of the date of my execution of this instrument, if Samantha Jane Davidson a/k/a Samantha J. Davidson, survives Adam Daniel Davidson a/k/a Adam D. Davidson, or if there is no sufficient evidence of the order of death of Adam Daniel Davidson a/k/a Adam D. Davidson, and Samantha Jane Davidson a/k/a Samantha J. Davidson, a one-half (1/2) undivided interest to the successor trustee of the Adam D. Davidson Declaration of Trust Dated February 16, 2024, a trustee of a trust that is in existence as of the date of my execution of this instrument, and a one-half (1/2) undivided interest to the successor trustee of the Samantha J. Davidson Declaration of Trust Dated February 16, 2024, a trustee of a trust that is in existence as of the date of my execution of this instrument, as Beneficiary all of the right, title and interest of the undersigned owner in and to the following described residential real estate, to-wit:

See attached Exhibit A, which is incorporated by reference herein as if fully set forth.

Subject to: (1) Real estate taxes for the year 2023-2024 and subsequent years;  
(2) Covenants, conditions, restrictions and easements apparent or of record;  
(3) All applicable zoning laws and ordinances.

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Permanent Index Number: 14-19-124-022-0000

Property Address: 3630 N. Claremont Avenue, Chicago, IL 60618

This instrument is revocable, in accordance with The Real Property Transfer on Death Instrument Act, 755 ILCS 27/1, et seq, ("Act"), Sections 25 and 55. This instrument does not sever a joint tenancy or tenancy by the entirety, as provided in Section 70(d) of said Act. This instrument must be recorded BEFORE the death of the owners in the office of the Recorder of Deeds of the county in which the real estate is located, as provided in Section 40(a)(3) of said Act. See said Act for other provisions.

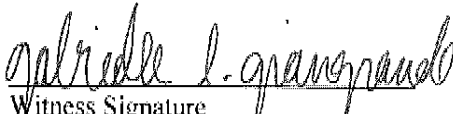
DATED this 16th day of February 2024.


  
ADAM DANEL DAVIDSON  
a/k/a Adam D. Davidson

  
SAMANTHA JANE DAVIDSON  
a/k/a Samantha J. Davidson

### REQUIRED WITNESS STATEMENT UNDER SECTION 45 OF ACT

We, the undersigned witnesses (at least two), hereby attest that on the above date the aforesaid owner(s) executed the above transfer on death instrument in our presence as their own free and voluntary act, and that at the time of the execution each of the undersigned witnesses believed the owner(s) to be of sound mind and memory.

  
Witness Signature

  
Witness Signature

Print name: ~~Gabrielle L. Giangrande~~ Gabrielle L. Giangrande  
77 W. Wacker Drive  
Chicago, IL 60601  
Witness Address

Print name: Alexandria Brum  
77 W. Wacker Dr. Ste 4500  
Chicago, IL 60601  
Witness Address

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## REQUIRED NOTARY ACKNOWLEDGMENT UNDER SECTION 45 OF ACT

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 **ADAM DANIEL DAVIDSON** a/k/a **ADAM D. DAVIDSON**, and **SAMANTHA JANE DAVIDSON** a/k/a **SAMANTHA J. DAVIDSON**, as owners, and Gabriella Giannuzzi and Alexandria Byrum, as witnesses, personally known to me to be the 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, the 16th day of February 2024.

Paul F. O'Keefe  
 Notary Public

OFFICIAL SEAL  
 PAUL F. O'KEEFE  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 My Commission Expires 10/2/24

Clerk of Cook County Clerk's Office

**Prepared by:**

Paul F. O'Keefe  
 O'Keefe Law Office  
 77 W. Wacker Dr., Suite 4500  
 Chicago, IL 60601

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## EXHIBIT A

**LOT 54 IN SHELDON ESTATE SUBDIVISION OF BLOCK 23 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼ THEREOF, AND THE SOUTHEAST OF ¼ OF THE NORTHWEST ¼ THEREOF AND THE EAST ½ OF THE SOUTHEAST ¼ THEREOF) IN COOK COUNTY, ILLINOIS.**

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IL 60618

Permanent Index Number: 14-19-124-022-0000

Property of Cook County Clerk's Office