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Doc# 2409508008 Fee \$41.00

ILRHSP FEE:\$18.00 RPRF FEE:\$0.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/4/2024 11:01 AM

PAGE: 1 OF 2

TRANSFER ON DEATH INSTRUMENT

Transfer on Death Instrument made on April 4, 2024, by KELSEY RICE, n/k/a KELSEY M. HICKMAN and SPENCER HICKMAN, wife and husband, (hereafter "Owners"), of the City of Chicago, County of Cook, and State of Illinois, being the Owners of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

Legal Description:

Unit Number 1833 in Willow Dayton Place Townhouse Condominium as delineated on survey of the following described real estate: Lots 41 to 47 inclusive, and the West 60 feet of Lot 48 (except the South 7.52 feet thereof), in Block 1 of the Subdivision of Block 5 in Sheffield's Addition to Chicago, in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian.

Which survey is attached as Exhibit "D" to the Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 7, 1984, and known as Trust Number 62747, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 85162137, together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

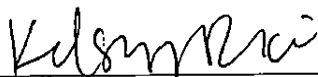
Property Address: 1833 N. Dayton St., Chicago, Illinois 60614

Permanent Index Number(s): 14-32-414-071-1016

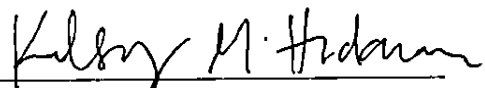
The Owners, being of competent mind and capacity, convey and transfer, effective on the death of the last Owner to die, the above-described residential real estate to the following Beneficiary(ies):

Beneficiary(ies): Spencer A. Hickman and Kelsey M. Hickman, as trustees of the SPENCER AND KELSEY HICKMAN REVOCABLE LIVING TRUST DATED MARCH 7, 2024

IN WITNESS WHEREOF, Owners have executed this Transfer on Death Instrument on the date above written.



(Signature) KELSEY RICE



(Signature) KELSEY M. HICKMAN



(Signature) SPENCER HICKMAN

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STATE OF ILLINOIS, COUNTY OF COOK ss.

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was, on the date thereof, signed and declared by the Owner(s) as the Owner(s) Transfer on Death Instrument in our presence, and that we, at the Owner's(s') request and in the Owner's(s') 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(s) signed this Transfer on Death Instrument as his or her or their own free and voluntary act and that the Owner(s) was of sound mind and memory at the time of signing.

Michael J. Maslanka
(Signature of Witness)

Michael J. Maslanka, 9609 S Kilmor Dr, La Grange IL 60113 (Name and Address of Witness)

Jarla Avilla
(Signature of Witness)

Jarla Avilla 79 W. Monroe #912, Chicago, IL 60603 (Name and Address of Witness)

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT the above Owners and Witnesses 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.

Given under my hand and official seal, this 4th day of April, 2024.

Susan A. Goreczny
(Notary Public)



Prepared by: Sacks, Goreczny, Maslanka & Costello, P.C.
79 W. Monroe St., Suite 912
Chicago, Illinois 60603

Return to: Spencer and Kelsey Hickman
1833 N. Dayton St., Chicago, Illinois 60614

Owner's(s') Name and Address: Spencer and Kelsey Hickman, 1833 N. Dayton St., Chicago, Illinois 60614

Taxes to: Spencer and Kelsey Hickman, 1833 N. Dayton St., Chicago, Illinois 60614

Exempt under the provisions of Paragraph 4e, Section 31-45, Real Estate Transfer Tax Law

Date: 4/4 | 2024 Owners: Spencer Hickman Kelsey Hickman