

UNOFFICIAL COPY

Mail To:

Daniel R. Brozman
3255 North Paulina Street
Unit 2B
Chicago, IL 60657

Doc#: 2414124111 Fee: \$59.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/20/2024 9:46 AM Pg: 1 of 4

Send Subsequent Tax Bills To:

Daniel R. Brozman
3255 North Paulina Street
Unit 2B
Chicago, IL 60657

This Instrument Prepared By:

Justin W. Whitney
Lathrop GPM LLP
2345 Grand Blvd. Ste. 2200
Kansas City, MO 64108
(913) 451-5183

(Space above reserved for Recorder of Deeds)

TRANSFER ON DEATH DEED

THIS INDENTURE, made on this 15th day of April, 2024, by and between **DANIEL R. BROZMAN**, a married person, whose mailing address is 3255 North Paulina Street, Unit 2B, Chicago, IL 60657, as "**Owner**" (known for recording or indexing purposes as the "grantor"), **MELISSA BROZMAN**, as the Owner's spouse, and the "**Beneficiary**" (known for recording or indexing purposes as the "grantee"), who shall be the then serving Trustee of the Owner's Revocable Trust created under the Daniel R. Brozman Revocable Trust dated April 28th, 2024. The mailing address of the Beneficiary shall remain that of the grantor, whose address is 3255 North Paulina Street, Unit 2B, Chicago, IL 60657.

WITNESSETH, that Owner, without consideration, does by these presents, GRANT AND ASSIGN, CONVEY AND CONFIRM unto Beneficiary, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

See Exhibit "A" for legal description. Subject to easements, conditions and restrictions of record. PERMANENT INDEX NUMBERS: 14-19-430-027-1002; 14-19-430-027-1016

Property Address: 3255 North Paulina Street, Unit 2B, Chicago, IL 60657.
Subject, however, to the general real taxes not yet due and payable, declaration, covenants, restrictions, building lines and easements, of record, if any.

Exempt Under 35ILCS 200/31-45, Paragraph E of the Real Estate Transfer Tax Act

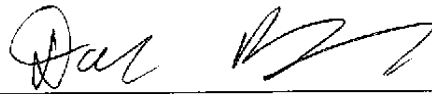
Justin W. Whitney, Representative

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TO HAVE AND TO HOLD the same together with all rights and appurtenances to the same belonging unto the said grantee and its successors and assigns forever.

This is a Transfer on Death Deed executed pursuant to 755 ILCS 27/5, and is not to take effect to convey title to the above-described real estate until the death of the grantor. This deed revokes all prior transfer on death deeds executed by the grantor for this interest in real estate. This deed will not become effective unless recorded before the death of the grantor and it is subject to revocation and change in the manner provided by law.

IN WITNESS WHEREOF, Owner and Owner's spouse have hereunto set their hand the day and year first above written.




DANIEL R. BROZMAN




**MELISSA BROZMAN, as spouse of
the Owner for the purpose of
consenting to this conveyance**

We, the witnesses, hereby certify that the above Transfer on Death Deed was on the date thereof signed and declared by the Owner and spouse as their Transfer on Death Instrument in our presence and that we, at their request and in their 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 and spouse were at the time of signing of sound mind and memory, and under no undue influence.

WITNESS:


424 W. W. Caudale Ave.
Chicago, IL 60657

WITNESS:


155 N. WACKER DR.
CHICAGO, IL 60606

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STATE OF Illinois)
) ss.
COUNTY OF Cook)

On this 25th day of April 25, 2024, before me, the undersigned, a Notary Public within and for said County and State, personally appeared **DANIEL R. BROZMAN and MELISSA BROZMAN**, married to each other, and the witnesses herein, to me known to be the persons described in and who executed the foregoing instrument, acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.

Maria Vargas
Notary Public in and for said County and State

My Commission Expires: 7/22/2025



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Exhibit "A"

Parcel 1: Unit 2B and p-7 in 3255 North Paulina Condominiums as delineated on a survey of the following described real estate:

Lots 24, 25, and 26 in Block 8 in Gross North Addition to Chicago, being a Subdivision of the Southwesterly $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as exhibit 'A' to the declaration of condominium recorded November 16, 2007 as document number 0732015053, and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2; Non-exclusive easements for the benefit of Parcel 1 and other property, for Ingress, Egress, use, support, use and enjoyment as created by and set forth in the declaration of Covenants, conditions, restrictions and reciprocal easements recorded as document number 0727110038.