

UNOFFICIAL COPY

Doc#: 2417720170 Fee: \$59.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/25/2024 10:50 AM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

STATE OF ILLINOIS
COUNTY OF COOK

BRIAN DONENBERG and ALYSSA INFANTE, husband and wife, of the City of Chicago, Cook County, Illinois ("Owner 1" and "Owner 2", respectively, and collectively, "Owners"), being of competent mind and capacity hereby convey and transfer, effective on the death of the Owner last to die, the below described residential real estate, situated in the County of Cook, in the State of Illinois, to wit to the then-acting trustee of the revocable trust of the last to die of the two Owners, not individually, but as trustee of that trust (the "Survivor's Revocable Trust").

The revocable trust of Owner 1 is known as the BRIAN DONENBERG 2024 LIVING TRUST DATED APRIL 17, 2024, and any amendments or restatements thereto.

The revocable trust of Owner 2 is known as the ALYSSA INFANTE 2024 LIVING TRUST DATED APRIL 17, 2024, and any amendments or restatements thereto.

If the Survivor's Revocable Trust is not in existence on the effective date of the foregoing conveyance and transfer, we incorporate by reference its terms as they existed on the date of this Transfer on Death Instrument, and we give the below-described residential real estate to the trustee designated by those terms to be held, administered and distributed pursuant to those terms.

LEGAL DESCRIPTION:

LOT 34 (EXCEPT THE WEST 6 FEET THEREOF) IN BLOCK 1 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N: 14-31-305-049-0000

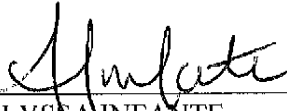
COMMONLY KNOWN AS: 2012 W. Homer Street, Chicago, Illinois 60647

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE LAST TO DIE OF THE OWNERS. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THE OWNERS FOR THIS INTEREST IN REAL ESTATE. THE OWNERS HAVE THE RIGHT TO WITHDRAW OR REVOKE THIS INSTRUMENT AT ANY TIME. ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR REVOKED WHETHER OR NOT MONEY OR OTHER CONSIDERATION WAS GIVEN OR PAID.

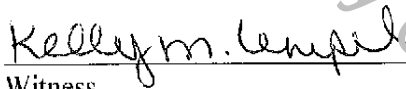
UNOFFICIAL COPY

DATED this 17th day of April, 2024


BRIAN DONENBERG


ALYSSA INFANTE

We, the undersigned, hereby certify that the foregoing Transfer on Death Instrument was, on the day of the date thereof, signed, sealed, published and declared by BRIAN DONENBERG and ALYSSA INFANTE, the Owners, in the presence of us, who in the Owners' presence and in the presence of each other, have, at the Owners' request, hereunto subscribed our names as witnesses of the execution thereof, this 17th day of April, 2024, and we hereby certify that at the time of the execution hereof, we believe said Owners to be of sound and disposing mind and memory.


Witness

W935 Eau Claire Rd.
Address

Genoa City WI 53128
City, State, Zip Code


Witness

333 HARDROCK AVE
Address

SOUTH ELGIN IL 60177
City, State, Zip Code

UNOFFICIAL COPY

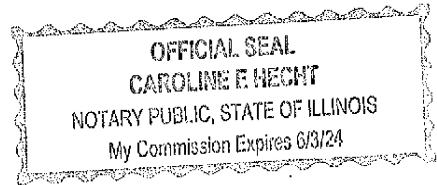
STATE OF ILLINOIS) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that BRIAN DONENBERG and ALYSSA INFANTE, the 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.

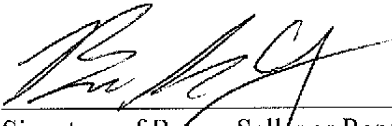
Given under my hand and notarial Seal, this 17th day of April, 2024.



Notary Public



EXEMPT under provisions of Paragraph (e), Section 31-45 of the Real Estate Transfer Tax Act.



Signature of Buyer, Seller or Representative

Date: April 17, 2024

THIS DOCUMENT PREPARED BY and MAIL TO:	MAIL TAX BILL TO:
Caroline E. Hecht	Brian Donenberg and Alyssa Infante
Buckley Fine, LLC	2012 W. Homer Street
201 S. Grove Avenue, 4 th Floor	Chicago, Illinois 60647
Barrington, Illinois 60010	