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**This Instrument Prepared By,
and After Recording,
Please Mail To:**
Todd Wallace
Huck Bouma PC
1755 S. Naperville Road, Ste 200
Wheaton, Illinois 60189

Doc#: 2422014084 Fee: \$59.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/7/2024 9:38 AM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

I, **Edward Lauber**, a married person, of Chicago, County of Cook, State of Illinois, being of sound mind and disposing memory, do hereby revoke all prior Transfer on Death Instruments for the below described residential real estate, and make, declare and publish this Transfer on Death Instrument after being first duly sworn. I depose and state as follows:

That I am a joint owner with my spouse, **Elizabeth Lauber**, of certain residential real estate (the "Residence") pursuant to a duly recorded Warranty Deed recorded on the 14th day of March, 2023 as Document Number 2307333420 in the office of the Cook County Clerk, State of Illinois. The legal description of the Residence is:

UNIT NO. G AND UNIT PG IN THE 3647 NORTH DAMEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 19 (EXCEPT THE NORTH 7 FEET) AND LOT 20 (EXCEPT THE SOUTH 10 FEET) IN BLOCK 5 IN JOHN TURNER'S HEIRS' SUBDIVISION OF BLOCKS 1 TO 4 IN JOHN TURNER'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF LINCOLN AVENUE (EXCEPT THAT PART OF THE NORTH QUARTER OF THE NORTHWEST ¼ OF SAID SOUTHWEST ¼ OF WOLCOTT), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020596249, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBERS: 14-19-225-037-1001 and 14-19-225-037-1002

Commonly known as: 3647 N. Damen Avenue, Units G & PG, Chicago, Illinois 60618

That pursuant to 755 ILCS 27/70, a joint owner of an interest in residential real estate, including a tenant by the entirety, may transfer such residential real estate by a transfer on death instrument; that this transfer on death instrument is a non-testamentary instrument; that this transfer on death instrument is revocable; and that this transfer does not become effective until the time of my death


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if I am the last to die of all joint owners of the residential real estate.

That upon my death, provided I am the last to die of all joint owners of the Residence, title to and ownership of the Residence shall vest in the then acting trustee of the EDWARD OSBORNE LAUBER TRUST DATED AUGUST 6, 2024 (the "Edward Osborne Lauber Trust"). If the Edward Osborne Lauber Trust is not in existence at my death and I am the last to die of all joint owners of the Residence, then at my death title to and ownership of the Residence shall vest, in shares of equal value, in such of my then living children, provided that if a child of mine is not then living but a descendant of the deceased child is then living, the share that would have vested in the deceased child, if living, shall vest in the deceased child's then living descendants, *per stirpes*.

If any interest in the Residence becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent, if living, or if none living, to his or her nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until that person attains the age of twenty-one (21).


DATED this 6th day of August, 2024.




Edward Lauber

We, the attesting witnesses, on oath state that each of us was present on August 6, 2024; that in the presence of the witnesses, EDWARD LAUBER (the "Transferor") signed this transfer on death instrument in our presence as the Transferor's free and voluntary act; that we, the witnesses, signed this transfer on death instrument in the presence of the Transferor and in the presence of each other; that we, the witnesses, believed the Transferor to be of sound mind and memory at the time of signing, and to the best knowledge of each of the witnesses, to be at least eighteen (18) years of age on the date the instrument was signed.

Witnesses


(Signature)

Liz A Bowling
(Print Name)


(Signature)


Jessica A Paist
(Print Name)

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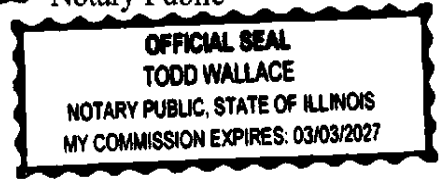
State of Illinois)
) SS.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD LAUBER, Jessica A Paist, and Liz A. Bowling, 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 each 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 6th day of August, 2024.



Notary Public



Property of Cook County Clerk's Office