

UNOFFICIAL COPY

PREPARED BY
Michael J. Lazzaro
2330 N. Sacramento #1
Chicago, IL 60647



1732822015

Doc# 1732822015 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/24/2017 10:44 AM PG: 1 OF 3

PROPERTY OWNER INFORMATION
Michael J. Lazzaro
2330 N. Sacramento #1
Chicago, IL 60647

TRANSFER ON DEATH INSTRUMENT (TODI)

PURSUANT TO 5755 ILCS 27/1 ET SEQ (ILLINOIS RESIDENTIAL REAL PROPERTY TRANSFER ON DEATH INSTRUMENT)

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was executed on this 20th day of November in the year of 2017, by Michael J. Lazzaro who reside at 2330 N. Sacramento, Chicago, IL 60647

being of sound mind and disposing memory, do hereby make, declare and publish this TODI stating as follows: That the above referenced property owner(s) is/are the SOLE owner(s) of residential real estate under a duly recorded DEED, recorded 08/01/2003 as document 0321331181 in the County of Cook, State of Illinois. The residential real estate is legally described as:

WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)

Garage

WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:

08 - 08 - 201 - 012 - 01501

PROPERTY COMMONLY REFERRED TO ADDRESS:

Garage For = 1107 S. Old Wilke Rd #209
Arlington Hts, IL 60005

The owner(s), being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, do hereby convey and transfer, effective on death of the Owner last to die, the above-described real

BENEFICIARY DESIGNATION ATTACH ADDITIONAL AS NEEDED

NAME: Monet Poorman
 ADDRESS: 1107 S. Old Wilke Rd
 CITY/STATE: Arlington Hts, IL 60005

SPECIAL NOTICE: THIS DOCUMENT HAS BEEN PROVIDED AS A COURTESY FROM THE COOK COUNTY RECORDER OF DEEDS. THIS FORM IS NOT LEGAL ADVICE OR ASSISTANCE WITH YOUR INDIVIDUAL ESTATE PLAN. FURTHERMORE, IT WAS PROVIDED WITHOUT ANY TITLE EXAMINATION OR REVIEW OF YOUR INDIVIDUAL ESTATE. PLEASE CONSULT AN ATTORNEY IF YOU HAVE ADDITIONAL QUESTIONS.

R

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT - PAGE 2 (TRANSFER TAX STAMP, EXEMPTION, WITNESS & NOTARY)

NAME OF OWNER

Michael J. Lazzaro

This Transfer is Exempt under provisions of 35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.

11/22/2017

Michael J. Lazzaro

DATE DOCUMENT EXECUTED

SIGNATURE OF OWNER OR REPRESENTATIVE

DATE DOCUMENT EXECUTED

SIGNATURE OF OWNER OR REPRESENTATIVE

WITNESS DECLARATION

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 his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/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(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

Joseph R. Kipka

WITNESS 1 PRINTED NAME

Joseph R. Kipka

WITNESS 1 SIGNATURE

3700 S. NORMAL, CHICAGO IL 60609

WITNESS 1 ADDRESS

John E. Richards

WITNESS 2 PRINTED NAME

John E. Richards

WITNESS 2 SIGNATURE

121 N. LA SALLE CHICAGO IL 60604

WITNESS 2 ADDRESS

NOTARY VERIFICATION

STATE OF ILLINOIS)

) SS

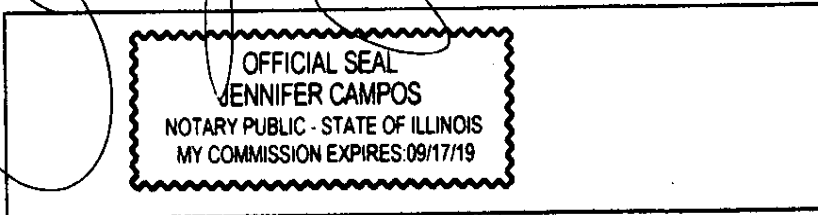
COUNTY OF Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Owner(s) and witnesses personally known to me to be the same persons whose names are subscribed on 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 22nd day of NOVEMBER 2017

NOTARY PUBLIC SIGNATURE: [Signature]

NOTARY PUBLIC STAMP:



SPECIAL NOTICE: THIS DOCUMENT HAS BEEN PROVIDED AS A COURTESY FROM THE COOK COUNTY RECORDER OF DEEDS. THIS IS NOT LEGAL ADVICE, OR ASSISTANCE WITH YOUR INDIVIDUAL ESTATE PLAN. FURTHERMORE, IT WAS PROVIDED WITHOUT ANY TITLE EXAMINATION OR REVIEW OF YOUR INDIVIDUAL ESTATE. PLEASE CONSULT AN ATTORNEY IF YOU HAVE ADDITIONAL QUESTIONS.

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT 4-209 AND G22-8 IN MALLARD COVE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 1369.27 FEET TO A POINT, THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST 33 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE AS DEDICATED BY DOCUMENT NO. 88155952 SAID POINT BEING THE PLACE OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST 59.50 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 65.00 FEET, THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST 82.50 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 70.00 FEET, THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST 426.00 FEET, THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 70 FEET THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST 82.50 FEET THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST 65.00 FEET, THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST 79.09 FEET TO THE WEST LINE OF NEW WILKE ROAD AS DEDICATED BY DOCUMENT NO. 88155952 THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NEW WILKE ROAD 590.24 FEET, TO A POINT OF CURVE IN THE WEST LINE OF SAID NEW WILKE ROAD, THENCE SOUTHERLY ALONG A CURVED LINE CONVEX WESTERLY HAVING A RADIUS OF 950.0 FEET AN ARC DISTANCE OF 221.63 FEET (THE CHORD OF SAID ARC BEARS 06 DEGREES 41 MINUTES 00 SECONDS EAST 221.12 FEET) THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 102.20 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 115.00 FEET, THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 250.0 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 199.00 FEET, THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST 353.81 FEET TO THE EAST LINE OF SAID WEBER DRIVE, THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID WEBER DRIVE 445.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 552.0 FEET TO A POINT, THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 33.0 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE AS DEDICATED BY DOCUMENT NO. 88155952, SAID POINT BEING THE PLACE OF BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 355.00 FEET, THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST 679.67 FEET, THENCE SOUTH 89 DEGREES 41

MINUTES 39 SECONDS WEST 212.99 FEET, THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 70 FEET, THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 82.50 FEET, THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 65.0 FEET, THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 59.90 FEET TO THE EAST LINE OF SAID WEBER DRIVE, 817.05 FEET TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 1996 AS DOCUMENT 96889987 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

NON EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CROSS EASEMENT AGREEMENT DATED SEPTEMBER 10, 1969 AND RECORDED NOVEMBER 26, 1969 AS DOCUMENT 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES AND SANITARY SEWER AND WATER OVER THE PROPERTY SHADED ON EXHIBIT B ATTACHED TO SAID CROSS EASEMENT AGREEMENT IN COOK COUNTY, ILLINOIS