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Doc# 1735229071 Fee \$40.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/18/2017 12:58 PM PG: 1 OF 2

**PREPARED BY:**

JOE A. HOLT  
Attorney, 5316 N. Harlem  
Suite 201 Chicago, IL 60656

**PROPERTY OWNER INFORMATION:**

Joseph Rizzi  
1705 N. New England  
Chicago, IL 60635

## TRANSFER ON DEATH INSTRUMENT (TODI)

PURSUANT TO §755 ILCS 277/1 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

14<sup>th</sup> day of December, in the year of 2017, by Joseph Rizzi

DAY OF THE MONTH

MONTH

YEAR

NAME(S) OF PROPERTY OWNER(S)

who reside at 1705 N. New England, Chicago, IL 60635

NAME(S) OF PROPERTY OWNER(S)

FULL PROPERTY ADDRESS WITH CITY, STATE, ZIP CODE & COUNTY

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 12-6-2017 as document 1734018034 in the County of  
Cook, State of Illinois. The residential real estate is legally described as:

DATE DEED RECORDED

DOCUMENT NUMBER

COUNTY

**WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)**

LOT 22 in Block 10 in J.E. White's 2nd Rutherford Park Addition, a subdivision  
of the South West quarter (except the West 22.28 chains) of Section 31, Township  
40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

**WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:**

1 3 - 3 1 - 3 1 9 - 0 1 8 - 0 0 0 0

**PROPERTY COMMONLY REFERRED TO ADDRESS:**

1705 N. New England Ave  
Chicago, Illinois 60635

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: <sup>1</sup> ANTHONY J. RIZZI <sup>2</sup> MARIAROSA RIZZI <sup>3</sup> \_\_\_\_\_  
ADDRESS: 3004 N. NOTTINGHAM AV 3004 N. NOTTINGHAM AV \_\_\_\_\_  
CITY/STATE: CHICAGO, IL 60634 CHICAGO, IL 60634 \_\_\_\_\_

**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.

*Rizzo*

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

### NAME OF OWNER

JOSEPH W. RIZZI

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

12-14 - 2017  
DATE DOCUMENT EXECUTED

*Joseph Rizzi*  
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.

JOE A. HOLT  
WITNESS 1 PRINTED NAME

*Joe A. Holt*  
WITNESS 1 SIGNATURE

5310 N. HARLEM CHgo, IL 60656  
WITNESS 1 ADDRESS

ALICIA ROMAN  
WITNESS 2 PRINTED NAME

*Alicia Roman*  
WITNESS 2 SIGNATURE

5310 N. Harlem CHgo 60656  
WITNESS 2 ADDRESS

### NOTARY VERIFICATION

STATE OF ILLINOIS )  
COUNTY OF Cook )

SS

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 14 day of December 20 17

NOTARY PUBLIC SIGNATURE: *Alicia Roman*

NOTARY PUBLIC STAMP:



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