

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Richard Lam

648 West 31st Street

Chicago, IL 60616

NAME & ADDRESS OF PROPERTY OWNER:

Qing Xiang Lin & Yik Hop Lam

648 West 31st Street

Chicago, IL 60616



Doc# 1813144107 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/11/2018 04:07 PM PG: 1 OF 2

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ILCS 27/1 ET SEQ.

THIS **TRANSFER ON DEATH INSTRUMENT** (hereinafter referred to as a "**TODI**"), which was completed and signed before a notary public on the following date: May 11, 2018, by the property owner or owners, whose name is or are: Qing Xiang Lin & Yik Hop Lam and currently live at the street address of: 648 West 31st Street in the city of: Chicago, and county of: Cook, in the state of: Illinois with a zip code of: 60616, while being of sound mind and disposing memory, do now hereby make, declare and

publish this **TODI**, stating and attesting to the following. That the above-referenced property owner or owners, is or are, the **SOLE** owner(s) of the residential (which must be between 1 - 4 units) real estate, under a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was recorded on the date of: 04/10/2002 as document number: 0020410595 with the proper County Agency in the County of: Cook in the State of Illinois. Furthermore, this **TODI** is intended to transfer the following real property:

LEGAL DESCRIPTION: CHECK WHICH APPLIES - WRITTEN BELOW -OR- SEE ATTACHED

LOT 5 IN THE SUBDIVISION OF LOTS 25, 26, 27, 28, AND 29 IN BLOCK 6 IN DOBBINS SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE WEST 1/3 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY IDENTIFICATION NUMBER(PIN): 1 7 - 2 8 - 3 2 8 - 0 2 3 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 648 West 31st Street
Chicago, IL 60616

Finally, the owner, or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Il, do now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** on the following page in the specified **TENANCY TYPE** if multiple **BENEFICIARIES**.

SPECIAL NOTICE: This form is provided compliments of **KAREN A. YARBROUGH, COOK COUNTY RECORDER OF DEEDS** and **DOES NOT CONSTITUTE LEGAL ADVICE** in any way, shape or form. Furthermore, it is provided **WITHOUT** any **TITLE EXAMINATION** or **REVIEW** of your individual estate plan. **PLEASE CONTACT AN ATTORNEY OR LICENSED ESTATE PLANNING PROFESSIONAL** if you have additional questions, comments or concerns regarding how to complete this form, as the **COOK COUNTY RECORDER OF DEEDS OFFICE STAFF MAY NOT** assist you with the preparation of this, or any, legal document.

R

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA. IL REAL ESTATE TRANSFER TAX LAW

As referenced on the foregoing page, the aforementioned **OWNER** or **OWNERS** do now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** in the specified **TENANCY TYPE** if multiple **BENEFICIARIES** are listed. Additionally, in the event the **BENEFICIARY** or **BENEFICIARIES** pre-decease the **OWNER** or **OWNERS**, the following **CONTINGENCY BENEFICIARY** or **BENEFICIARIES** should receive the interest outlined in this instrument, in the designated **TENANCY TYPE**:

BENEFICIARY (A)	BENEFICIARY (B)	BENEFICIARY (C)	BENEFICIARY (D)
<u>Richard Lam</u>	<u>Raymond Lam</u>	_____	_____
<u>648 West 31st Street</u>	<u>3127 White Eagle Dr</u>	_____	_____
<u>Chicago, IL 60616</u>	<u>Naperville, IL 60564</u>	_____	_____

If more **BENEFICIARIES** are desired, please attach separate sheet of paper with the full names and addresses of the desired additional **BENEFICIARIES**. Also, if there are multiple beneficiaries, the **OWNER** or **OWNER** desires that the transfer be to those **BENEFICIARIES IN THE FOLLOWING TENANCY TYPE**:
CHOOSE ONE (ONLY): JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP -OR- TENANTS IN COMMON W/D RIGHT OF SURVIVORSHIP

In the event all of the above-referenced **BENEFICIARIES** pre-decease the owner/owners, the following **CONTINGENCY BENEFICIARIES** shall replace them.

CONTINGENCY BENEFICIARY (A)	CONTINGENCY BENEFICIARY (B)	CONTINGENCY BENEFICIARY (C)	CONTINGENCY BENEFICIARY (D)
<u>Mai May Lam</u>	<u>Mee Wai Lam</u>	<u>May Ming Lam</u>	_____
<u>3850 S. Emerald Ave</u>	<u>2506 Lakeview Dr Apt 201</u>	<u>1395 Earl Ave</u>	_____
<u>Chicago, IL 60608</u>	<u>Eugene, OR 97408</u>	<u>Des Plaines, IL 60018</u>	_____

I, or we, the **SOLE OWNERS** hereby swear and affirm that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): <u>Qing Xiang Lin</u>	PRINT OWNER NAME (B): <u>Yik Hop Lam</u>
SIGNATURE OF OWNER (A): <u><i>Qing Xiang Lin</i></u>	SIGNATURE OF OWNER (B): <u><i>Yik Hop Lam</i></u>
DATE SIGNED BEFORE NOTARY: <u>05-11-18</u>	DATE SIGNED BEFORE NOTARY: <u>05/11/2018</u>

WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND NOTARY PUBLIC:
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner or owners as her, his, or their voluntary TODI in our presence, at the request of her, him or them, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner or owners, was or were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

PRINT WITNESS NAME (A): <u>Min Yi Li</u>	PRINT WITNESS NAME (B): <u>Kin Wa Chow</u>
SIGNATURE OF WITNESS (A): <u><i>Min Yi Li</i></u>	SIGNATURE OF WITNESS (B): <u><i>Kin Wa Chow</i></u>
DATE SIGNED BEFORE NOTARY: <u>05-11-18</u>	DATE SIGNED BEFORE NOTARY: <u>05/11/18</u>

NOTARY VERIFICATION SECTION:

STATE OF <u>IL</u>)	DATE NOTARIZED: <u>5/11/2018</u>
COUNTY OF <u>Cook</u>) SS	

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that the owner or owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

PRINT NOTARY NAME: Kelly Jiang SIGNATURE OF NOTARY: *Kelly Jiang*

AFFIX NOTARY STAMP BELOW:

