

# UNOFFICIAL COPY



\*1816606074\*

**THIS INSTRUMENT WAS PREPARED BY:**

Melissa A. Karlin

3125 W. Fullerton, #410

205 N. 9th St

Chicago, IL 60647

Nashville, TN 37206

(mk)

Doc# 1816606074 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/15/2018 10:57 AM PG: 1 OF 3

**NAME & ADDRESS OF PROPERTY OWNER:**

Melissa A. KARLIN

3125 W. Fullerton, #410

205 N. 9th St

Chicago, IL 60647

Nashville, TN 37206

(mk)

**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: 6/12/2018, by the property owner or owners, whose name is or are: Melissa A. Karlin

and currently live at the street address of: 3125 W. Fullerton, #410

in the city of: Chicago Nashville and county of: Cook Davidson in the state of: IL TN

with a zip code of: 60647 37206, 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: 02/06/2014 as document number: 1403742081 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

**PROPERTY IDENTIFICATION NUMBER(PIN):** 13 - 36 - 100 - 034 - 1049

**COMMONLY REFERRED TO ADDRESS:** 3125 W. Fullerton Ave., #410  
Chicago, IL 60647

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.

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**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**:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
Barbara Patika (100%) <sup>DATINKA</sup> <sub>(MP)</sub>			
1705B Northfield Sq.			
Northfield, IL 60093			

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

<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>
Brianna Bond (100%)			
3439 Pavilion Palms Circle, Apt. 401			
Riverview, FL 33578			

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): Melissa A. Karlin PRINT OWNER NAME (B): \_\_\_\_\_

SIGNATURE OF OWNER (A): \_\_\_\_\_ SIGNATURE OF OWNER (B): \_\_\_\_\_

DATE SIGNED BEFORE NOTARY: \_\_\_\_\_ DATE SIGNED BEFORE NOTARY: \_\_\_\_\_

**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): Heather O'Neil PRINT WITNESS NAME (B): Sandra C Gore

SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): [Signature]

DATE SIGNED BEFORE NOTARY: 6/12/18 DATE SIGNED BEFORE NOTARY: 6/12/18

**NOTARY VERIFICATION SECTION:**

STATE OF IL )  
COUNTY OF COOK ) SS DATE NOTARIZED: 6/12/18

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: Ellen Rogin SIGNATURE OF NOTARY: [Signature]

**AFFIX NOTARY STAMP BELOW:**

OFFICIAL SEAL  
ELLEN ROGIN  
NOTARY PUBLIC - STATE OF ILLINO  
MY COMMISSION EXPIRES: 11/08/1

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## EXHIBIT A LEGAL DESCRIPTION

PIN: 13-36-100-034-1049

Address: 3125 W. Fullerton Ave., #410, Chicago, IL

### PARCEL 1:

UNIT 410 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0608331075, IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. 3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.