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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/13/2018 03:45 PM PG: 1 OF 3

P. Nelson

A. The Ciesielski

17928 Alaska Ct. Orland Park, Ill.

**NAME & ADDRESS OF PROPERTY OWNER:**

PATRICIA A. NELSON

17928 ALASKA CT

ORLAND PARK, IL 60467

**ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755, LCS 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: 8/18/18, by the property owner or owners, whose name is or are: PATRICIA A.

NELSON, and currently live at the street address of: 17928 ALASKA CT.

in the city of: ORLAND PARK, and county of: COOK, in the state of: IL.

with a zip code of: 60467, 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: 11/7/89 as document number: 89522966 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):** 27-32-301-016-0020

**COMMONLY REFERRED TO ADDRESS:**

17928 ALASKA CT.

ORLAND PARK, IL 60467

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.

S 7  
P 3  
S M  
M 4  
SC 4  
E M  
INT 2/4  
D9-12A

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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**:

**BENEFICIARY (A)**                      **BENEFICIARY (B)**                      **BENEFICIARY (C)**                      **BENEFICIARY (D)**

KAREN A. CIESIELSKI                      LYNN M. GRAHAM                      DONNA J. TOKARSKI                      \_\_\_\_\_  
16031 S. LOREL AVE.                      4985 TRILLIUM TRAIL                      8254 OXFORD ST.                      \_\_\_\_\_

OAK FOREST, IL. 60452                      LONG GROVE, IL. 60047                      WOODBRIDGE, IL. 60517

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/O 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)**

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): PATRICIA A. NELSON                      PRINT OWNER NAME (B): \_\_\_\_\_  
 SIGNATURE OF OWNER (A): Patricia A. Nelson                      SIGNATURE OF OWNER (B): \_\_\_\_\_  
 DATE SIGNED BEFORE NOTARY: 8/18/2018                      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): EDWARD A Ciesielski                      PRINT WITNESS NAME (B): Kathryn J. Baggott  
 SIGNATURE OF WITNESS (A): Edward A Ciesielski                      SIGNATURE OF WITNESS (B): Kathryn J. Baggott  
 DATE SIGNED BEFORE NOTARY: 8/18/2018                      DATE SIGNED BEFORE NOTARY: 8-18-18

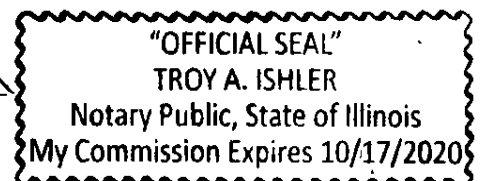
**NOTARY VERIFICATION SECTION:**

STATE OF Illinois )  
 ) SS                      DATE NOTARIZED: 8/18/18  
 COUNTY OF Cook )

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: Troy Ishler                      SIGNATURE OF NOTARY: Troy Ishler

**AFFIX NOTARY STAMP BELOW:**



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Unit 20 in EAGLE RIDGE CONDOMINIUM as delineated on a survey of the following described real estate: Certain parts of the East one-half of the Southwest quarter and the West one-half of the Southeast quarter of Section 32, Township 36 North, Range 12, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 89443063 together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This Deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all other terms of said Declaration which is hereby incorporated herein by reference thereto and to all the terms of each amended Declaration recorded pursuant thereto.

Pty: Unit 20 - 17928 Alaska Court, Orland Park, Illinois

Tax No: 27-32-301-003