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THIS INSTRUMENT WAS PREPARED BY:

Law Offices of Jay H Chie, PC

2454 E. Dempster St., Suite 310

Des Plaines, IL 60016

NAME & ADDRESS OF PROPERTY OWNER:

Febe Lim

6623 W. Barry

Chicago, Illinois 60635



1830349045

Doc# 1830349045 Fee \$42.25

RHSP FEE:\$5.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2018 10:48 AM 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: October 25, 2018, by the property owner or owners, whose name is or are: Febe Lim

, and currently live at the street address of: 6623 W. Barry

in the city of: Chicago, and county of: Cook, in the state of: Illinois

with a zip code of: 60635, 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: 2/10/92 as document number: 92-083853 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 43 (except the East 93 Feet) in First Addition to Mont Clare Gardens being a Subdivision of the West 1/2 of the Northeast 1/4 (except railroad) of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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

COMMONLY REFERRED TO ADDRESS: 6623 West Barry
Chicago, Illinois 60635

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:

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

Jacob Lim

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 OWNERS 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)**

Daniel Lim

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): Febe Lim

PRINT OWNER NAME (B): _____

SIGNATURE OF OWNER (A): Febe Lim

SIGNATURE OF OWNER (B): _____

DATE SIGNED BEFORE NOTARY: October 25, 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): Agatha Sobczyk

PRINT WITNESS NAME (B): Tyler Connors

SIGNATURE OF WITNESS (A): Agatha

SIGNATURE OF WITNESS (B): Tyler

DATE SIGNED BEFORE NOTARY: 10/25/2018

DATE SIGNED BEFORE NOTARY: 10/25/2018

NOTARY VERIFICATION SECTION:

STATE OF Illinois)
) SS
 COUNTY OF Cook)

DATE NOTARIZED: October 25, 2018

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: Jay Chie

SIGNATURE OF NOTARY: _____

AFFIX NOTARY STAMP BELOW:

