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THIS INSTRUMENT WAS PREPARED BY:

Atty. Cindy Cannizzaro
5357 W. Devon Ave.
Chicago, IL 60646



Doc# 1902206378 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/22/2019 02:31 PM PG: 1 OF 3

NAME & ADDRESS OF PROPERTY OWNER:

Jeanne M. Follman
235 Ridge Rd., Apt. 2G
Wilmette, IL 60091

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: November 9, 2018, by the property owner or owners, whose name is or are: _____

Jeanne M. Follman and currently live at the street address of: 235 Ridge Rd., Apt. 2G,

in the city of: Wilmette and county of: Cook in the state of: Illinois

with a zip code of: 60091 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: 8/15/16 as document number: 1622822118 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): 05-33-301-063-1016

COMMONLY REFERRED TO ADDRESS: 235 Ridge Road, Unit 2G, Assigned Parking:
indoor #21, outdoor #21, Wilmette, IL 60091

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)**

My two daughters, in equal shares, per stirpes:

ELIZABETH M. QUANCARD 3828 Georgia Ave NW Apt 305
 (tenant in common) Washington, DC 20011
570 Sunset Road CLARE M. MAHONEY
Winnetka, IL 60093 (tenant in common)

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)**

If ELIZABETH predeceases me, If CLARE predeceased me,
~~her share shall go to her~~ ~~her share shall go to her~~
 children, if any, or to children, if any, or to her
~~her sister if she has~~ ~~sister if she has no~~
 no surviving children. surviving children.

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

PRINT OWNER NAME (A): Jeanne M. Follman PRINT OWNER NAME (B): _____
 SIGNATURE OF OWNER (A): *Jeanne M. Follman* SIGNATURE OF OWNER (B): _____
 DATE SIGNED BEFORE NOTARY: November 9, 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): Gigliola Marsano PRINT WITNESS NAME (B): Christian Carini
 SIGNATURE OF WITNESS (A): *Gigliola Marsano* SIGNATURE OF WITNESS (B): *Christian Carini*
 DATE SIGNED BEFORE NOTARY: November 9, 2018 DATE SIGNED BEFORE NOTARY: November 9, 2018

NOTARY VERIFICATION SECTION:

STATE OF Illinois)
) SS DATE NOTARIZED: November 9, 2018
 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: Cindy Cannizza SIGNATURE OF NOTARY: *Cindy Cannizza*

AFFIX NOTARY STAMP BELOW:



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For APN/Parcel ID(s): 05-33-301-063-1016
For Tax Map ID(s): 05-33-301-063-1016

UNIT NO "2G" AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 1 IN MATTHIES RESUBDIVISION OF LOT 1 (EXCEPT THOSE PARTS THEREOF TAKEN FOR PUBLIC STREET PURPOSES) IN OWNER'S DIVISION OF THAT PART OF LOT 39 OF THE COUNTY CLERKS DIVISION OF THE WEST 1/2 OF THE FRACTIONAL SECTION 33, TOWNSHIP 43 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF RIDGE AVENUE IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM MADE BY NATIONAL BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 17, 1970 KNOWN AS TRUST NUMBER 3426 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22495754 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office