

THIS INSTRUMENT WAS PREPARED BY:



oc# 1911657076 Fee \$42.00

TSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2019 11:52 AM PG: 1 OF 3

NAME & ADDRESS OF PROPERTY OWNER:

Juanita C. Ramsey  
18360 Glen Oak Ave Unit A  
Lansing, IL 60438

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: 4-22-19, by the property owner or owners, whose name is or are: Juanita C. Ramsey

and currently live at the street address of: 738 E. Glenwood Dyer Rd  
in the city of: Glenwood and county of: Cook, in the state of: Illinois

with a zip code of: 60425, 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: 6-14-2016 as document number: 1616094020 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): 30-31-311-015-1013

COMMONLY REFERRED TO ADDRESS: 18360 GLEN OAK AVE UNIT A  
LANSING, IL 60438

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 EDWARD M. MOODY, 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 935 ILLCS 200/31-45, PARA. 11 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)
Tamska A. Ramey

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)
Khaffani J. Faulkner

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): Juanita C. Ramey PRINT OWNER NAME (B):
SIGNATURE OF OWNER (A): Juanita C. Ramey SIGNATURE OF OWNER (B):
DATE SIGNED BEFORE NOTARY: 4-22-19 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): Virginia A. Matkowsky PRINT WITNESS NAME (B): Mary Agnes Ryband
SIGNATURE OF WITNESS (A): SIGNATURE OF WITNESS (B):
DATE SIGNED BEFORE NOTARY: 4/22/19 DATE SIGNED BEFORE NOTARY: 4/22/2019

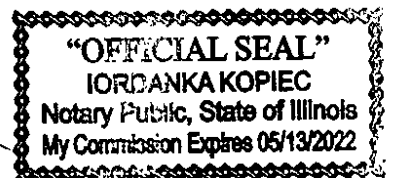
NOTARY VERIFICATION SECTION:

STATE OF Illinois )
COUNTY OF Cook ) SS
DATE NOTARIZED: 4-22-19

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: Jordanka Kopiec SIGNATURE OF NOTARY: Jordanka Kopiec

AFFIX NOTARY STAMP BELOW:



# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  )SS.  
COUNTY OF COOK        )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian E. Basic personally known to me to be the Manager of the Midway Property Management, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 31st day of May, 2016.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Legal

UNIT NUMBERS 18360-A, IN TERRACE GLEN CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 AND 3 IN OAK LANE ESTATES FIRST ADDITION, BEING A SUBDIVISION OF THE SOUTH 125.94 FEET OF THE NORTH 263.41 FEET OF THAT PART OF THE SOUTH ONE-THIRD OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF THE GRAND TRUNK RAILROAD, OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 31, 2002 AS DOCUMENT NUMBER 0020607803; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.