

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**

SHEREEN DANIEL

**NAME & ADDRESS OF PROPERTY OWNER:**

SHEREEN DANIEL

7400 N. LINCOLN AVE - UNIT 510

SKOKIE, ILLINOIS 60076



Doc# 1912249001 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/02/2019 08:53 AM PG: 1 OF 3

**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: 05/01/2019 by the property owner or owners, whose name is or are: \_\_\_\_\_

SHEREEN DANIEL and currently live at the street address of: 7400 N. LINCOLN AVE - UNIT 510

in the city of: SKOKIE and county of: COOK in the state of: ILLINOIS

with a zip code of: 60076 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: 07/03/2003 as document number: 0318934125 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):** 10-27-307-068-1046

**COMMONLY REFERRED TO ADDRESS:** 7400 N. LINCOLN AVE - UNIT 510  
SKOKIE, ILLINOIS 60076

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. II, 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**:

<b>BENEFICIARY (A)</b> SANHARIB DANIEL (BROTHER)	<b>BENEFICIARY (B)</b> ALEXANDER DANIEL (BROTHER)	<b>BENEFICIARY (C)</b>	<b>BENEFICIARY (D)</b>
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7400 N. LINCOLN AVE UNIT 510 SKOKIE, IL 60076	39854 STONEBRIDGE COURT ANTIOCH, IL 60002		
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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.

<b>CONTINGENCY BENEFICIARY (A)</b> LILYANN DANIEL (NIECE)	<b>CONTINGENCY BENEFICIARY (B)</b> EMMA DANIEL (NIECE)	<b>CONTINGENCY BENEFICIARY (C)</b>	<b>CONTINGENCY BENEFICIARY (D)</b>
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6750 SNOWDON AVE EL CERRITO, CALIFORNIA 94530	39854 STONEBRIDGE COURT ANTIOCH, IL 60002		
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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): SHEREEN DANIEL PRINT OWNER NAME (B): \_\_\_\_\_

SIGNATURE OF OWNER (A): [Signature] SIGNATURE OF OWNER (B): \_\_\_\_\_

DATE SIGNED BEFORE NOTARY: 05/01/2019 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 F. Eigenbauer PRINT WITNESS NAME (B): Majid Ikram

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

DATE SIGNED BEFORE NOTARY: 05/01/2019 DATE SIGNED BEFORE NOTARY: 05/01/2019

**NOTARY VERIFICATION SECTION:**

STATE OF IL )  
 ) SS DATE NOTARIZED: 5-1-19  
COUNTY OF DuPage )

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: Kathleen S. Shaughnessy SIGNATURE OF NOTARY: [Signature]

**AFFIX NOTARY STAMP BELOW:**



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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 510 IN THE LINCOLN RIDGE SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 'B' IN LINCOLN RIDGE BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1998 AS DOCUMENT 98572643, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 28, 1998 AS DOCUMENT 98772465, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 57, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 98772465.

### PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR LINCOLN RIDGE HOMEOWNERS ASSOCIATION RECORDED JULY 15, 1998 AS DOCUMENT 98613434.

PIN: 10-27-307-068-1046