

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Pappas & Bell LLC, Charles Bell

800 Waukegan Rd Suite 205

Glenview, IL, 60025

NAME & ADDRESS OF PROPERTY OWNER:

Ms. Alberta Schoen

1220 Depot St., Unit 409

Glenview, IL, 60025



1913617001

Doc# 1913617001 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2019 09:17 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: December 18, 2015, by the property owner or owners, whose name is or are: Alberta Schoen

and currently live at the street address of: 1220 Depot St., Unit 409

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

with a zip code of: 60025, 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: 12/23/2015 as document number: 1535755052 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): 0 4 - 3 5 - 1 0 6 - 0 3 5 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 1220 Depot St., Unit 409,
Glenview, IL, 60025

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.

BM

UNOFFICIAL COPY

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**:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
<u>KEVIN SCHOEN</u>	<u>SCOTT SCHOEN</u>	_____	_____
<u>2030 Lincoln Ave., Unit F</u>	<u>12906 195TH Ave., NW</u>	_____	_____
<u>Chicago, IL 60614</u>	<u>Elk River, MN, 55330</u>	_____	_____

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.

<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>
_____	_____	_____	_____
_____	_____	_____	_____

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): ALBERTA SCHOEN PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): Alberta Schoen SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: May 15, 2019 DATE SIGNED BEFORE NOTARY: _____

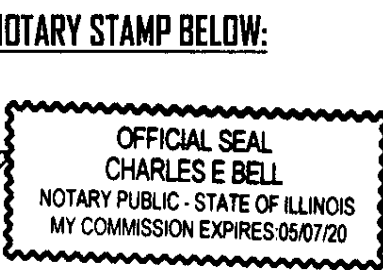
WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND NOTARY PUBLIC:
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner or owners as her, 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): WILLIAM ROUNDOUKA PRINT WITNESS NAME (B): James W Pappas
SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): [Signature]
DATE SIGNED BEFORE NOTARY: 5/15/19 DATE SIGNED BEFORE NOTARY: 5/15/19

NOTARY VERIFICATION SECTION:
STATE OF ILLINOIS)
COUNTY OF COOK) SS
DATE NOTARIZED: 5/15/19

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: Charles Bell SIGNATURE OF NOTARY: [Signature]



UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 409 AND THE EXCLUSIVE RIGHT TO THE USE OF STORGAE SPACE S55, A LIMITED COMMON ELEMENT, IN DEPOT SQUARE SENIOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3 AND 4 IN PONTARELLI'S DEPOT SQAURE RESUBDIVISION IN GLENVIEW, BEING A RESUBDIVISION IN THAT PART OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 17, 1996 AS DOCUMENT NUMBER 96228603, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property index #: 04-35-106-036-1055

Commonly known as: 1220 Depot street, Unit #409, Glenview, IL. 60025

Property of Cook County Clerk's Office