

THIS INSTRUMENT WAS PREPARED BY:

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JIANXUN GUI

HUA YANG



Doc# 1915822015 Fee \$88.00

NAME & ADDRESS OF PROPERTY OWNER:

JIANXUN GUI, HUA YANG

1308 S PLYMOUTH CT

CHICAGO IL 60605

2HSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2019 09:45 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: 06/06/2019, by the property owner or owners, whose name is or are: JIANXUN GUI

HUA YANG, and currently live at the street address of: 1308 S PLYMOUTH CT

in the city of: CHICAGO, and county of: COOK, in the state of: IL

with a zip code of: 60605, 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: 03/19/2004 as document number: 0411103036 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 [X] -OR- SEE ATTACHED [X]

LOT 7 IN MCLEAN RESUBDIVISION, BEING A SUBDIVISION OF BLOCK 5 IN TEARBORN PARK UNIT

NUMBER 2, SUBDIVISION OF JUNRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE

NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD

PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

S Y

PROPERTY IDENTIFICATION NUMBER(PIN): 17-21-213-008-00000

P 2

COMMONLY REFERRED TO ADDRESS: 1308 S PLYMOUTH CT

S Y-1

CHICAGO IL 60605

M N

Finally, the owner, or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws

SC N

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-

E N

described real property to the named BENEFICIARY or BENEFICIARIES on the following page in the specified TENANCY TYPE if multiple BENEFICIARIES.

INT RY

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**:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
CATHLEEN GUI			

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 wishes were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): <u>JIANXUN GUI</u>	PRINT OWNER NAME (B): <u>HUA YANG</u>
SIGNATURE OF OWNER (A): <u>Jianxun Gui</u>	SIGNATURE OF OWNER (B): <u>Hua Yang</u>
DATE SIGNED BEFORE NOTARY: <u>06/06/2019</u>	DATE SIGNED BEFORE NOTARY: <u>06/06/2019</u>

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): <u>Nicole Tam</u>	PRINT WITNESS NAME (B): <u>SINDY NG</u>
SIGNATURE OF WITNESS (A): <u>Nicole Tam</u>	SIGNATURE OF WITNESS (B): <u>Sindy Ng</u>
DATE SIGNED BEFORE NOTARY: <u>6/6/19</u>	DATE SIGNED BEFORE NOTARY: <u>6/6/19</u>

NOTARY VERIFICATION SECTION:

STATE OF <u>ILLINOIS</u>)	DATE NOTARIZED: <u>6/6/19</u>
COUNTY OF <u>COOK</u>) SS	

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: <u>Philip Chow</u>	SIGNATURE OF NOTARY: <u>Philip Chow</u>
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AFFIX NOTARY STAMP BELOW:

