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1918246071*

Doc# 1918246071 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/01/2019 11:49 AM PG: 1 OF 3

THIS INSTRUMENT WAS PREPARED BY:

Linda Peters

NAME & ADDRESS OF PROPERTY OWNER:

Michael and Linda Peters

2721 W. 84th St.

Chicago, IL 60652

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: July 1, 2019, by the property owner or owners, whose name is or are: Michael Peters

and Linda Peters, and currently live at the street address of: 2721 W. 84th Street

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

with a zip code of: 60652, 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: 02/28/1991 as document number: 91091346 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): 19-36-407-042-0000

COMMONLY REFERRED TO ADDRESS: 2721 W. 84th Street

Chicago, IL 60652

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 § 35 ILCS 200/31-45, PARA. 1L 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>
Michal Peters			

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): Michael L. Peters PRINT OWNER NAME (B): Linda J. Peters
SIGNATURE OF OWNER (A): Michael Peters SIGNATURE OF OWNER (B): Linda J. Peters
DATE SIGNED BEFORE NOTARY: 07-01-19 DATE SIGNED BEFORE NOTARY: 07-01-19

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): Lisa Nordstrom PRINT WITNESS NAME (B): Marrilee Hellmer
SIGNATURE OF WITNESS (A): Lisa Nordstrom SIGNATURE OF WITNESS (B): Marrilee Hellmer
DATE SIGNED BEFORE NOTARY: 7-1-19 DATE SIGNED BEFORE NOTARY: 7-1-19

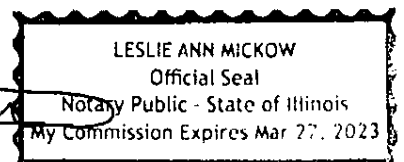
NOTARY VERIFICATION SECTION:

STATE OF Illinois)
COUNTY OF Cook) SS
DATE NOTARIZED: 7-1-19

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: Leslie Ann Mickow SIGNATURE OF NOTARY: Leslie Ann Mickow

AFFIX NOTARY STAMP BELOW:



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Property of Cook County Clerk's Office

8171

Lot 21 (except the East 26 feet) and the East 31 feet of Lot 22 in Harry M. Quinn Memorial Addition to Beverly Unit 1, being a Subdivision of part of the West 1/2 of the Southeast 1/4 of Section 36, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #19-36-407-042

This instrument prepared by;
Pamela Cernetic
17130 Torrence
Lansing, IL 60430

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819177 72-10-542-0 18

COOK COUNTY, ILLINOIS 0 81091346

TRUSTEE'S DEED 1991 FEB 28 PM 12:20

91091346

Label Form only The above space for recorder use only

THIS INDENTURE, made this 22 day of February, 1991, between THE STEEL CITY NATIONAL BANK OF CHICAGO, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 1st day of March, 1988, and known as Trust Number 3026, party of the first part, and MICHAEL L. PETERS & LINDA J. PETERS, his wife, 136 W. 119th Street, Chicago, IL 60628, not as tenants in common, but as joint tenants, parties of the second part

WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 21 (except the East 26 feet) and the East 31 feet of Lot 22 in Harry M. Quinn Memorial Addition to Beverly Unit 1, being a Subdivision of part of the West 1/2 of the Southeast 1/4 of Section 36, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #19-36-407-042

This instrument prepared by; Pamela Cernetic 17130 Torrence Lansing, IL 60430

13.00

Together with the easements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part forever, not to be taken, in common, but in joint tenancy.

Subject to: Real Estate taxes not yet due & payable; building lines & building laws & ordinances; zoning laws & ordinances if the present use is in compliance or is a legal non-conforming use; visible public & private roads and highways; easements for public utilities which do not underline the improvements on the property; other covenants & restrictions of record which are not violated by the existing improvements on the property.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgages (if any there be) of record in said county given to secure the payment of money, and remaining unperfected at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its vice-president and attested by its assistant secretary, this day and year first above writing.

THE STEEL CITY NATIONAL BANK OF CHICAGO AS TRUSTEE AS AFORESAID.

By Diane R. Nagel VICE-PRESIDENT
Attest Pamela Cernetic TRUST INSTRUMENT

STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Diane R. Nagel, Vice-President of THE STEEL CITY NATIONAL BANK OF CHICAGO, and Pamela Cernetic,

Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth, and the said Trust Officer did so in and with a knowledge that said Trust Officer, as a condition of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Trust Officer, in free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

OFFICIAL SEAL AZALIA GOMEZ Notary Public, Cook County

Given under my hand and Notarial Seal this 25th day of February, 1991. Azalia Gomez Notary Public

My Commission Expires 10/13/91

DELISTIVERE INSTRUCTIONS

NAME Emerson E Blue
STREET etc 3500
CITY one north W. Side St
Chicago IL 60602

FOR INFORMATION ONLY STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2721 W. 84th Street Chicago, IL

RECORDER'S OFFICE BOX NUMBER

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX RECEIPTS

COOK COUNTY REAL ESTATE TRANSACTION TAX RECEIPTS

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX RECEIPTS

91091346