

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT (TODI)

Pursuant to §755 ILCS 27/1 et Seq.
(Illinois Residential Real Property
Transfer on Death Instrument)

PREPARED BY:

Annika Mitchell, Attorney
Mitchell Law Firm, LLC
55 E. Monroe St., Suite 3800
Chicago, IL 60603

PROPERTY OWNER INFORMATION:

Anne Beck
4343 N. Clarendon, Unit 2513
Chicago, IL 60613



1920017077

Doc# 1920017077 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2019 01:56 PM PG: 1 OF 2

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was executed on this 11th day of June in the year of 2019, by Anne Beck who resides at 4343 N. Clarendon, Unit 2513, Chicago, Illinois 60613, Cook County, being of sound mind and disposing memory, does hereby make, declare, and publish this TODI stating as follows:

That the referenced property owner is the SOLE OWNER of residential real estate under a duly recorded DEED, recorded April 4, 2001, as document 0010266159 in the County of Cook, State of Illinois. The residential real estate is legally described as:

UNIT 2513 TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS IN BOARDWALK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25120912, AS AMENDED FROM TIME TO TIME, IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number (PIN): 14-16-300-032-1322

Property Commonly Referred to Address: 4343 N. Clarendon, Unit 2513, Chicago, Illinois 60613

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, does hereby convey and transfer, effective on death of the Owner, the above-described real estate to the Owner's nieces (identified below), or to the survivor of them:

NAME: Mary O'Brien
ADDRESS: 2550 Waterview Dr. #311
Northbrook, IL 60062

Maira O'Brien
2755 W. Melrose #1
Chicago, IL 60618

This transaction is exempt under the provisions of 35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.

DATED this 11 day of June, 2019

Anne Beck
Signature of Anne Beck, Owner

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WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Anne Beck, the Owner, as her Transfer on Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no undue influence.

WITNESS #1 NAME AND SIGNATURE

DASHA GAGLIARDO

/s/ Dasha Gagliardo

WITNESS #1 ADDRESS

4422 N Ravenswood

Chicago IL 60640

WITNESS #2 NAME AND SIGNATURE

Victor Wise

/s/ Victor Wise

WITNESS #2 ADDRESS

4422 N Ravenswood

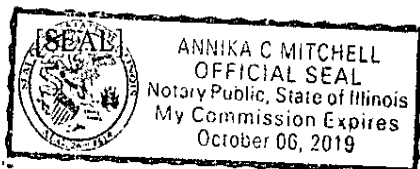
Chicago IL 60640

NOTARY VERIFICATION

State of Illinois)
) ss.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Anne Beck, Owner, and the witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of June, 2019.



Annika C. Mitchell
 NOTARY PUBLIC