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EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/22/2019 02:28 PM PG: 1 OF 3

EARL DUFFIN

NAME & ADDRESS OF PROPERTY OWNER:

EARL DUFFIN

12329 S. LOOMIS ST.

CALUMET PARK, IL 60827

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 22, 2019, by the property owner or owners, whose name is or are: EARL DUFFIN

and currently live at the street address of: 12329 S. LOOMIS ST.

in the city of: CALUMET PARK, and county of: COOK, in the state of: IL

with a zip code of: 60827, 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: 7-22-19 as document number: 29-67-790 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 [ ]

SEE ATTACHMENT

PROPERTY IDENTIFICATION NUMBER(PIN): 25-29-303-011-0000

COMMONLY REFERRED TO ADDRESS:

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 S.35 ILCS 205/21-4, 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**:

<b>BENEFICIARY (A)</b>	<b>BENEFICIARY (B)</b>	<b>BENEFICIARY (C)</b>	<b>BENEFICIARY (D)</b>
CHRISTOPHER V. DUFFIN	BRIAN A. DUFFIN		

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 **OWNERS** desire 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/D RIGHT OF SURVIVORSHIP**

In the event all of the above-referenced **BENEFICIARIES** pre-decease the owner/owners, the following **CONTINGENCY BENEFICIARIES** shall replace them.

**CONTINGENCY BENEFICIARY (A)**     **CONTINGENCY BENEFICIARY (B)**     **CONTINGENCY BENEFICIARY (C)**     **CONTINGENCY BENEFICIARY (D)**

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): EARL DUFFIN     PRINT OWNER NAME (B):

SIGNATURE OF OWNER (A): *Earl Duffin*     SIGNATURE OF OWNER (B):

DATE SIGNED BEFORE NOTARY:     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): MARTHA KYLE     PRINT WITNESS NAME (B): SARAH R. AYERS

SIGNATURE OF WITNESS (A): *Martha Kyle*     SIGNATURE OF WITNESS (B): *Sarah R. Ayers*

DATE SIGNED BEFORE NOTARY:     DATE SIGNED BEFORE NOTARY:

**NOTARY VERIFICATION SECTION:**

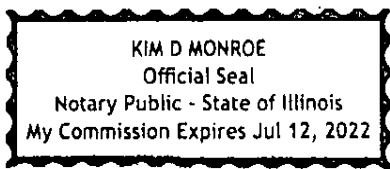
STATE OF IL )  
COUNTY OF COOK ) SS

DATE NOTARIZED: 7.22.2019

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: *Kim D Monroe*     SIGNATURE OF NOTARY: *Kim D Monroe*

**AFFIX NOTARY STAMP BELOW:**



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of \_\_\_\_\_ County of \_\_\_\_\_ State of \_\_\_\_\_  
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the  
County of Cook in the State of Illinois, to wit:

Lot Twenty Seven (27) in Panozzo's Subdivision, the North One-Half  
(1/2) of the West One-Quarter (1/4) of the Northeast One-Quarter  
(1/4) of the Southwest One Quarter (1/4) of Section 29, Township  
37 North, Range 14, East of the Third Principal Meridian, according  
to Plat thereof registered in the Office of the Registrar of  
Titles of Cook County, Illinois on April 14, 1955 as Document  
Number 1587698

This instrument prepared by: John J. Mazzorana  
154th & Broadway  
Harvey, Illinois

FOR REVENUE STAMPS HERE

Property of Cook County Clerk's Office