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**THIS INSTRUMENT WAS PREPARED BY:**

Mary A Martinez  
Michael Martinez



Doc# 2006406110 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/04/2020 03:32 PM PG: 1 OF 3

**NAME & ADDRESS OF PROPERTY OWNER:**

Mary A, Martinez  
2743 W 37th Place  
Chicago IL 60632

**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: 8 FEBRUARY 2020, by the property owner or owners, whose name is or are: Mary Ann  
Martinez Martinez and currently live at the street address of: 2743 W 37th Place  
in the city of: Chicago and county of: Cook in the state of: ILLINOIS  
with a zip code of: 60632, 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: 12-12-1990 as document number: 90603396 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**

Lot 34 Block 11 Subdivision corner with R/C / 81-120

**PROPERTY IDENTIFICATION NUMBER(PIN):** 16-36-417-013-0000

**COMMONLY REFERRED TO ADDRESS:** 2743 W 37th Place  
Chicago IL 60632

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. 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>
Michael Martinez			
2743W 37th P			
Chicago IL			

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.

<b>CONTINGENCY BENEFICIARY (A)</b>	<b>CONTINGENCY BENEFICIARY (B)</b>	<b>CONTINGENCY BENEFICIARY (C)</b>	<b>CONTINGENCY BENEFICIARY (D)</b>
Rebecca Martinez Bernico			
2509 Cherry Chase Joliet IL			

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): Mary Ann Martinez  
 SIGNATURE OF OWNER (A): *Mary Ann Martinez*  
 DATE SIGNED BEFORE NOTARY: 8 FEBRUARY 2020

PRINT OWNER NAME (B):  
 SIGNATURE OF OWNER (B):  
 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): Kathleen Whitlock  
 SIGNATURE OF WITNESS (A): *Kathleen Whitlock*  
 DATE SIGNED BEFORE NOTARY: 2-8-2020

PRINT WITNESS NAME (B): REBECCA BERNICO  
 SIGNATURE OF WITNESS (B): *Rebecca Bernico*  
 DATE SIGNED BEFORE NOTARY: 2-8-2020

**NOTARY VERIFICATION SECTION:**

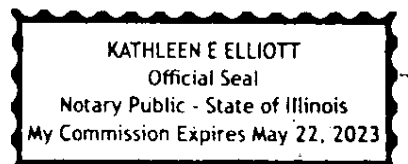
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

DATE NOTARIZED: 2/8/2020

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: KATHLEEN ELLIOTT SIGNATURE OF NOTARY: *Kathleen Elliott*

**AFFIX NOTARY STAMP BELOW:**



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LOT 34 IN BLOCK 11 IN CORWITH'S RESUBDIVISION OF LOTS 81 TO 120 INCLUSIVE, AND LOTS 124 TO 140 INCLUSIVE, AND LOTS 144 TO 150 INCLUSIVE AND LOTS 152 TO 157 INCLUSIVE, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

90603336

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 16-36-417-013

Address(es) of Real Estate: 2743 WEST 37TH PLACE CHICAGO ILLINOIS

DATED this 7<sup>TH</sup> day of DECEMBER 1990

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

*Charles G. Gandy* (SEAL) *Christine A. Gandy* (SEAL)

CHARLES G. GANDY CHRISTINE A. GANDY

\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

\_\_\_\_\_, Illinois, County of COOK. I, the undersigned, a Notary Public in and for \_\_\_\_\_ State, and said, DO HEREBY CERTIFY that

Property of Cook County Clerk's Office