## **UNOFFICIAL COPY**

## PREPARED BY: \*\*\* Lawrence and Morris 2835 N. Sheffield Avenue #232 Doc# 2007222036 Fee \$88.00 Chicago, IL 60657 RHSP FEE: \$9.00 RPRF FEE: \$1.00 EDWARD M. MOODY PROPERTY OWNER INFORMATION: COOK COUNTY RECORDER OF DEEDS John Sullivan-Knoff and Eva Sullivan-Knoff DATE: 03/12/2020 01:40 PM PG: 1 OF 4 3950 W. Bryn Mawr, Unit 506 Chicago, IL 60659 FER ON DEATH INSTRUMENT PURSUANT TO §755 ILCS 270 EXSEQ. (ILLINOIS RESIDENTIAL REAL PROPERTY TRANSFER ON DEATH INSTRUMENT THIS TRANSFER ON DEATH IN STRUMENT (hereinafter referred to as a "TODI), which was executed on this day of February 18th in the year of 2020John Sullivan-Knoff and by who reside at 3950 W. Bryn Mawr, Unit 506, Chicago, IL 60659 Eva Sullivan-Knoff NAME(8) OF PROPERTY OWNER(8) FULL PROPERTY ADDRESS WITH CITY, STATE, ZIP CODE & COUNTY being of sound mind and disposing memory, do hareby make, declare and publish this TODI stating as follows: That the above referenced property owner(s) is/are the SQLE owner(s) of residential real estate under a duly recorded DEED, recorded August 15, 2019 1922749520 as documen'. in the County of DATE DEED RECORDED DOCUMENT NUMBER COOK State of Illinois. The residential real estate is legally described as: WRITE LEGAL DESCRIPTION (BELOW OR ATTACH) SEE EXHIBIT A WITH THE PROPERTY IDENTIFICATION NUMBER (PIM OF: 0 0 0 PROPERTY COMMONLY REFERRED TO ADDRESS 3950 W. Bryn Mawr, Unit 506, Chicago, IL 60659 The owner(s), being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, do hereby convey and transfer, effective on death of the Owner last to die, the above-described real BENEFICIARY DESIGNATION: ATTACH ADDITIONAL AS NEEDED NAME: SEE EXHIBIT B SEE EXHIBIT B SEE EXHIBIT B ADDRESS: SEE EXHIBIT B SEE EXHIBIT B SEE EXHIBIT B

SPECIAL NOTICE: THIS DOCUMENT HAS BEEN PROVIDED AS A COURTESY FROM THE COOK COUNTY RECORDER OF DEEDS THIS FORM IS NOT LEGAL ADVICE OR ASSISTANCE WITH YOUR INDIVIDUAL ESTATE PLAN. FURTHERMORE, IT WAS PROVIDED WITHOUT

SEE EXHIBIT B

CITY/STATE SEE EXHIBIT B

ANY TITLE EXAMINATION OR REVIEW OF YOUR INDIVIDUAL ESTATE, PLEASE CONSULT AN ATTORNEY IF YOU HAVE ADDITIONAL QUESTIONS.

SEE EXHIBIT B



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### **EXHIBIT A**

#### PARCEL 1:

UNIT 506 IN CONSERVANCY AT NORTH PARK CONDOMINIUM IV AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES: THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 131.91 FEET; THENCE SOUTH 70.50 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 204 FEET, THENCE EAST 89.0 FEET, THENCE NORTH 78.0 FEET, THENCE EAST 10 FEET, THENCE NORTH 48 FEET, THENCE WEST 10 FEET, THENCE NORTH 78.0 FEET, THENCE WEST 89 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95171295 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

## PARCEL 2:

THE EXCLUSIVE RIGHT OF THE USE OF PARKING SPACE 508 AND STORAGE SPACE 508 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95171295.

#### PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, 1994 AS DOCUMENT 94923280.

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### **EXHIBIT B**

## BENEFICIARY DESIGNATION

PROPERTY ADDRESS: 3950 W. Bryn Mawr, Unit 506, Chicago, IL 60659

**PERMANENT INDEX NUMBER:** 13-02-300-009-1036

Upon the death of Property Owners, John Sullivan-Knoff and Eva Sullivan-Knoff, the Property shall be transferred <u>per stirpes</u> to the then living descendants of Eva Sullivan-Knoff. Eva Sullivan-Knoff presently has the following two living children:

	1	2
NAME:	Andrew Sullivan-Knoff	Bea Sullivan-Knoff
ADDRESS:	727 W. Newport Ave., Apt. 1A	212 W. Avenue 43
CITY/STATE:	Chicago, IL 60657-1010	Los Angeles, CA 90065-3909
Cook County Clark's Office		

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (TRANSFER TAX STAMP, EXEMPTION, WITNESS & NOTARY)

## NAME OF OWNER

John Sullivan-Knoff and Eva Sullivan-Knoff

This Transfer is Exempt under provisions of 35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law. DATE DOCUMENT EXECUTED 0 18,202.0 TE DOCUMENT EXECUTED URE OF OWNER OR REPRESENTATIVE WITNESS DECLARATION We, the undersigned witnesses, hereby partify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their 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(s) was/were at the time of signing of sound mind and memory, and under no undue influence. Emily Michelle Ochoa EM. Ochoa 2066 St. Jothus Ave Highland PAKKIL 60035
WITNESS 2 PRINTED NAME WITNESS 2 SIGNATURE WITNESS 2 ADDRESS NOTARY VERIFICATION STATE OF ILLINOIS SS COUNTY OF COOK I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Owner(s) and 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 notarial seal this **NOTARY PUBLIC SIGNATURE:** NOTARY PUBLIC STAMP: GAIL MORRIS

SPECIAL NOTICE: THIS DOCUMENT HAS BEEN PROVIDED AS A COURTESY FROM THE COOK COUNTY RECORDER OF DEEDS

OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires May 11, 2021

THIS IS <u>NOT</u> LEGAL ADVICE, OR ASSISTANCE WITH YOUR INDIVIDUAL ESTATE PLAN. FURTHERMORE, IT WAS PROVIDED WITHOUT ANY TITLE EXAMINATION OR REVIEW OF YOUR INDIVIDUAL ESTATE. PLEASE CONSULT AN ATTORNEY IF YOU HAVE <u>ADDITIONAL</u> QUESTIONS.