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THIS INSTRUMENT WAS PREPARED BY:

GEORGE STRAPKO

3520 CAROL LN.

NORTHBROOK, IL 60062

NAME & ADDRESS OF PROPERTY OWNER:

EMELONY STRAPKO

1717 W. CRYSTAL LANE, UNIT 212-A

MOUNT PROSPECT, IL 60056

Doc# 2024815110 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2020 12:52 PM PG: 1 OF 3

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: _____, by the property owner or owners, whose name is or are: GREGORY

STRAPKO, and currently live at the street address of: 1717 W. CRYSTAL LN #212

in the city of: MOUNT PROSPECT, and county of: COOK, in the state of: ILLINOIS

with a zip code of: 60056, 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: _____ as document number: _____ with the proper County Agency in the

County of: _____ 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

Attached

PROPERTY IDENTIFICATION NUMBER(PIN): 08-22-203-046-0015

COMMONLY REFERRED TO ADDRESS: 1717 W. CRYSTAL LN #212-A

MOUNT PROSPECT, IL 60056

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 8 35 ILCS 200/31-45, PARA. 11, 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...

BENEFICIARY (A) GEORGE STRAPKO BENEFICIARY (B) JOHN STRAPKO BENEFICIARY (C) BENEFICIARY (D)

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names and addresses of the desired additional BENEFICIARIES. 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. CONTINGENCY BENEFICIARY (A) N/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): GREGORY STRAPKO PRINT OWNER NAME (B): SIGNATURE OF OWNER (A): Gregory Strapko SIGNATURE OF OWNER (B): DATE SIGNED BEFORE NOTARY: 5/20/2020 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...

PRINT WITNESS NAME (A): Peggy Strapko PRINT WITNESS NAME (B): GEORGE STRAPKO SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): [Signature] DATE SIGNED BEFORE NOTARY: 5-20-2020 DATE SIGNED BEFORE NOTARY: 5-20-2020

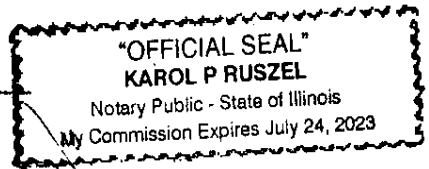
NOTARY VERIFICATION SECTION:

STATE OF Illinois)) COUNTY OF Cook)) DATE NOTARIZED: 05/20/2020

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: Karol P. Ruszel SIGNATURE OF NOTARY: [Signature]

AFFIX NOTARY STAMP BELOW:



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BW 17-3223

use and be met with

Strike Inapplicable:

- ~~a) As Tenants in Common~~
- ~~b) Not in Tenancy in Common, but in Joint Tenancy~~
- ~~c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~
- ~~d) As an Individual~~

The following described real estate situated in the County of Cook in the State of Illinois, to wit:
 UNIT NO. 212 IN CRYSTAL TOWERS "A" CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE
 FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PCL) THAT PART
 OF THE NORTHEASTERLY 170.00 FEET OF LOT 1 (AS MEASURED AT RIGHT ANGLES TO THE
 NORTHEASTERLY LINE OF SAID LOT 1) LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO SAID
 NORTHEASTERLY LINE OF LOT 1 THROUGH A POINT ON SAID NORTHEASTERLY LINE 550.00 FEET
 NORTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 1 IN CRYSTAL TOWERS
 CONDOMINIUM DEVELOPMENT, BEING A CONSOLIDATION OF LOT 'A' AND LOT B OF TALLY HO
 APARTMENTS, A DEVELOPMENT OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION
 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS
 ATTACHED AS EXHIBIT 'A' TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY
 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST
 AGREEMENT DATED JULY 27, 1971 AND KNOWN AS TRUST NO. 75957 AND RECORDED IN THE OFFICE
 OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 2252958 TOGETHER WITH AN
 UNDIVIDED 1.34 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY
 AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID
 DECLARATION OF CONDOMINIUM AND SURVEY) IN COOK COUNTY, ILLINOIS.

P.I.N.: 08-22-203-046-1015

Address of Property: 1717 W. CRYSTAL LANE, UNIT 212, MOUNT PROSPECT, IL 60056

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of