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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/24/2020 10:01 AM PG: 1 OF 2

## PREPARED BY:

James Casey Kennedy

907 Forest Avenue

Oak Park, IL 60302

## PROPERTY OWNER INFORMATION:

James Casey Kennedy/Mary Ann Kennedy

907 Forest Avenue

Oak Park, IL 60302

# TRANSFER ON DEATH INSTRUMENT (TODI)

PURSUANT TO §755 ILCS 27/1 ET SEQ. (ILLINOIS RESIDENTIAL REAL PROPERTY TRANSFER ON DEATH INSTRUMENT)

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was executed on this 15 day of September in the year of 2020, by James Casey Kennedy

DAY OF THE MONTH

MONTH

YEAR

NAME(S) OF PROPERTY OWNER(S)

Mary Ann Kennedy

NAME(S) OF PROPERTY OWNER(S)

who reside at 907 Forest Avenue, Oak Park, IL 60302 Cook County

FULL PROPERTY ADDRESS WITH CITY, STATE, ZIP CODE & COUNTY

being of sound mind and disposing memory, do hereby make, declare and publish this TODI stating as follows: That the above referenced property owner(s) is/are the SOLE owner(s) of residential real estate under a duly recorded

DEED, recorded 8/2/2000 as document 00583954 in the County of

DATE DEED RECORDED

DOCUMENT NUMBER

COOK, State of Illinois. The residential real estate is legally described as:

COUNTY

## WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)

Land situated in the Count of Cook in the State of IL Lot 88 IN S. T. GUNDERSON AND SON ' S GREEN FIELDS ADDITION TO OAK PARK,

A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,

ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1926 AS DOCUMENT 9150936. IN COOK COUNTY, ILLINOIS.

## WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:

1 6 - 0 6 - 1 2 2 - 0 2 5 - 0 0 0 0

## PROPERTY COMMONLY REFERRED TO ADDRESS:

907 FOREST AVE, OAK PARK, IL 60302

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: James Nicholas Kennedy Margaret Anne Kennedy

50%

ADDRESS: 907 FOREST AVE. 907 FOREST AVE.

50%

CITY/STATE OAK PARK, IL 60302 OAK PARK, IL 60302

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

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

COOK COUNTY RECORDER OF DEEDS  
9-24-2020

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

**NAME OF OWNER****James Casey Kennedy and Mary Ann Kennedy**This Transfer is Exempt under provisions of 35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.9/15/20

DATE DOCUMENT EXECUTED

James Casey Kennedy

SIGNATURE OF OWNER OR REPRESENTATIVE

9-15-20

DATE DOCUMENT EXECUTED

Mary Ann Kennedy

SIGNATURE OF OWNER OR REPRESENTATIVE

**WITNESS DECLARATION**

We, the undersigned witnesses, hereby certify 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.

KATHLEEN A. BROWN

WITNESS 1 PRINTED NAME

Kathleen A. Brown

WITNESS 1 SIGNATURE

1834 N 73rd Court Oak Park IL 60707

WITNESS 1 ADDRESS

Nanette R Wrobel

WITNESS 2 PRINTED NAME

Nanette R Wrobel

WITNESS 2 SIGNATURE

901 Forest Ave Oak Park IL 60302

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 15<sup>th</sup> day of September 20 20

NOTARY PUBLIC SIGNATURE:

Jason Franklin

NOTARY PUBLIC STAMP:

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