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THIS INSTRUMENT WAS PREPARED BY:

James Bednarz

7702 'Almór Drive'

Verona, WI 53593

NAME & ADDRESS OF PROPERTY OWNER:

Florence Bednarz

5138 Ridge Avenue

Hillside, IL 60162



2029401008

Doc# 2029401008 Fee \$39.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2020 02:23 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: 09-25-20, by the property owner or owners, whose name is or are: Florence Bednarz

and currently live at the street address of: 5138 Ridge Avenue

in the city of: Hillside and county of: Cook in the state of: Illinois

with a zip code of: 60162, 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: 04/26/1971 as document number: 21 459 554 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

PROPERTY IDENTIFICATION NUMBER(PIN): 1 5 - 0 7 - 4 0 4 - 0 2 3 - 0 0 0 0 0 3

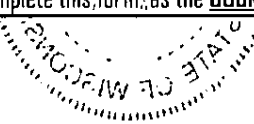
COMMONLY REFERRED TO ADDRESS: 5138 Ridge Avenue
Hillside, IL 60162

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.

S 4
P 3
S M
M 7
SC 7
E M

INT 9/16
10-9-20



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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**:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
<u>Laura O'Donnell</u>	<u>Karen Prazak</u>	<u>James Bednarz</u>	_____
<u>193 Penny Lane</u>	<u>915 Shore Drive</u>	<u>7702 Almor Drive</u>	_____
<u>Bolingbrook, IL 60440</u>	<u>Twin Lakes, WI 53181</u>	<u>Verona, WI 53593</u>	_____

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/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.

<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>
_____	_____	_____	_____
_____	_____	_____	_____

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): Florence Bednarz PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): *Florence B. Bednarz* SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: 9-25-20 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): Jewel Bednarz PRINT WITNESS NAME (B): JAMES BEDNARZ
SIGNATURE OF WITNESS (A): *Jewel Bednarz* SIGNATURE OF WITNESS (B): *Jim Bednarz*
DATE SIGNED BEFORE NOTARY: 9/25/20 DATE SIGNED BEFORE NOTARY: 9-25-20

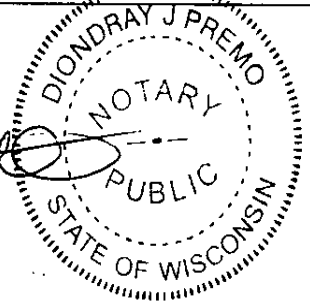
NOTARY VERIFICATION SECTION:

STATE OF Wisconsin)
) SS
COUNTY OF Dane)
DATE NOTARIZED: 9/25/20

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: Diondray J Premo SIGNATURE OF NOTARY: *Diondray J Premo*

AFFIX NOTARY STAMP, BELOW:



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The East 70 feet of that part of Lot 4 that lies South of a straight line running East and West that is parallel to the South line of Lot 4 at a point 125 feet South of the Northeast corner of said Lot 4 and runs West to a point on the West line of said Lot 4 that is 146.54 feet North of the Southwest corner of said Lot 4, all in the Robertson and Youngs Second Addition to Stratford Hills, in Sections 7 and 18, Township 39 North, Range 12, East of the Third Principal Meridian, all in Cook County, Illinois

Property of Cook County Clerk's Office