

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

HOWARD J. WEISS

1416 TECHNY RD.

NORTHBROOK, IL 60062

NAME & ADDRESS OF PROPERTY OWNER/

Address of Beneficiaries

DONALD PHILIP ALAN

6171 N. SHERIDAN RD.

#1707

CHICAGO, IL 60660

Doc#: 2033547016 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 11/30/2020 06:47 AM 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: 7-5-2020, by the property owner or owners, whose name is or are: _____

DONALD PHILIP ALAN and currently live at the street address of: 6171 N. SHERIDAN RD. #1707

in the city of: CHICAGO, and county of: COOK, in the state of: ILLINOIS

with a zip code of: 60660, 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: 09-14-2004 as document number: 0425841000 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): 14-05-211-023-1174

COMMONLY REFERRED TO ADDRESS: 6171 N. SHERIDAN RD. #1707
CHICAGO, IL 60660

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.

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA. II 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>TERESA M. ALAN</u>	<u>SARA JADE ALAN</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 witness were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): DONALD PHILIP ALAN PRINT OWNER NAME (B): _____

SIGNATURE OF OWNER (A): Donald Philip Alan SIGNATURE OF OWNER (B): _____

DATE SIGNED BEFORE NOTARY: 07-05-2020 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, 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): MICHAEL H. ZIGAN PRINT WITNESS NAME (B): LEWIS KOSKOPILAS

SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): [Signature]

DATE SIGNED BEFORE NOTARY: 07-05-2020 DATE SIGNED BEFORE NOTARY: JULY 5, 2020

NOTARY VERIFICATION SECTION:

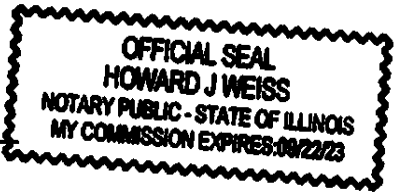
STATE OF ILLINOIS)
COUNTY OF COOK) SS

DATE NOTARIZED: 07-05-2020

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: HOWARD J. WEISS SIGNATURE OF NOTARY: [Signature]

AFFIX NOTARY STAMP BELOW:



UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 1707 IN THE GRANVILLE BEACH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

LOT 1 AND 2 (EXCEPT THE WEST 14 FEET THEREOF) IN BLOCK 9 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

PARCEL B:

ALL THE LAND LYING EASTERLY OF LOT 1 AND 2, SOUTHERLY OF THE NORTH LOT LINE OF LOT 1 EXTENDED EASTERLY, NORTHERLY OF THE SOUTH LOT LINE OF LOT 2 EXTENDED EASTERLY, AND WESTERLY OF THE BOUNDARY LINE ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS IN CASE NUMBER 67CHI768, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25192036 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.