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Doc# 2034434074 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/09/2020 12:04 PM PG: 1 OF 4

PREPARED BY:

John G. Quirk, Attorney at Law

2501 S. DesPlaines Ave.

North Riverside, IL 60546

PROPERTY OWNER INFORMATION:

Charles R. Winkler & Connie Winkler

1009 Bonnie Brae Place, Unit 5B

River Forest, IL 60305

TRANSFER ON DEATH INSTRUMENT (TODI)

PURSUANT TO §755 ILCS 27/4-57, 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

16th day of March, in the year of 2020, by CHARLES R. WINKLER and

CONNIE WINKLER who reside at 1009 BONNIE BRAE PLACE, UNIT 5B, RIVER FOREST, IL 60305

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 10/22, 2020 as document 2029657021 in the County of COOK, State of Illinois. The residential real estate is legally described as:

WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)

SEE ATTACHED LEGAL DESCRIPTION

WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:

1 5 - 0 1 - 4 0 6 - 0 2 6 - 0 0 3 0

PROPERTY COMMONLY REFERRED TO ADDRESS:

1099 BONNIE BRAE PLACE, UNIT 5B

RIVER FOREST, IL 60305

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 ATTACHED BENEFICIARY DESIGNATION

SEE ATTACHED BENEFICIARY DESIGNATION

SEE ATTACHED BENEFICIARY DESIGNATION

ADDRESS:

CITY/STATE

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.

Handwritten notes and signatures on the right margin, including 'S', 'P', 'S', 'M', 'SC', 'E', 'N', 'INT', and 'H'.

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT (TODI) BENEFICIARY DESIGNATION 1009 BONNIE BRAE PLACE, UNIT 5B, RIVER FOREST, IL 60305 PIN # 15-01-406-026-1030

The owners, CHARLES R. WINKLER and CONNIE WINKLER, 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 the death of the Owner last to die, the above described real property to the following named designated beneficiaries as TENANTS IN COMMON, not as joint tenants, in the following manner:

An undivided 12.5% interest in Charles E. Winkler;
An undivided 12.5% interest in Michael J. Winkler;
An undivided 16.67% interest in Bradley Trumbull;
An undivided 16.67% interest in Nicole Trumbull; and,
An undivided 16.67% interest in Amanda Trumbull.

1.	2.	3.	5.	6.
Charles E. Winkler	Michael J. Winkler	Bradley Trumbull	Nicole Trumbull	Amanda Trumbull
6503 Kane Ave	1533 Homestead Rd.	10725 Broxden Jct.	997 Reading Dr.	997 Reading Dr.
Hodgkins, IL	LaGrange Park, IL	Las Vegas, Nevada	Bartlett, IL	Bartlett, IL
60525	60526	89166	60103	60103

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 5B AS DELINEATED ON THE SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOT 5 (EXCEPT THE NORTH 13 FEET THEREOF) AND LOT 6 IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SAID SURVEY IS ATTACHED AS EXHIBIT A TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 14, 1967 AND KNOWN AS TRUST NUMBER 25336 AND NOT INDIVIDUALLY, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 20989604, TOGETHER WITH AN UNDIVIDED PERCENTAGE 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 AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING AREA NUMBERS 26 AND 46 AS DEFINED AND SET FORTH IN DECLARATION AND SURVEY RECORDED AS DOCUMENT 20989604.

Permanent Index #'s: 15-01-06 026-1030 (VOL. 181)

Property Address: 1009 Bonnie Bice Ln 5B, River Forest, Illinois 60305

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

NAME OF OWNER

Charles R. WINKLER and CONNIE WINKLER

This Transfer is Exempt under provisions of 35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.

<u>March 16, 2020</u>	x <u>[Signature]</u>
DATE DOCUMENT EXECUTED	SIGNATURE OF OWNER OR REPRESENTATIVE
<u>March 16, 2020</u>	x <u>[Signature]</u>
DATE DOCUMENT EXECUTED	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.

<u>[Signature]</u>	<u>[Signature]</u>	<u>2501 Des Plaines N. Riverside, IL</u>
WITNESS 1 PRINTED NAME	WITNESS 1 SIGNATURE	WITNESS 1 ADDRESS
		60546
<u>[Signature]</u>	<u>[Signature]</u>	<u>2501 Des Plaines Ave. North Riverside, IL</u>
WITNESS 2 PRINTED NAME	WITNESS 2 SIGNATURE	WITNESS 2 ADDRESS
		60546

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 16th day of March 20 20

NOTARY PUBLIC SIGNATURE: [Signature]

NOTARY PUBLIC STAMP:

OFFICIAL SEAL
 JOHN G. QUIRK
 Notary Public - State of Illinois
 My Commission Expires 5/21/2022

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