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THIS INSTRUMENT WAS PREPARED BY:

AND RETURN TO:

Kristen L. Gorenberg

3000 Dundee Road #305

Northbrook, IL 60062

NAME & ADDRESS OF PROPERTY OWNER:

Michael & Melody Baldwin

77 N. Quentin Rd., Unit 309

Palatine, IL 60067



Doc# 2034606166 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/11/2020 03:31 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: November 20, 2020, by the property owner or owners, whose name is or are: Melody Baldwin

and Michael Baldwin, and currently live at the street address of: 77 N. Quentin Rd., Unit 309

in the city of: Palatine, and county of: Cook, in the state of: Illinois

with a zip code of: 60067, 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: 12/07/2018 as document number: 1834118075 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

There are three PINS, two in this section and one down below

02-15-302-009-1061

02-15-302-009-1072

PROPERTY IDENTIFICATION NUMBER(PIN): 0 2 - 1 5 - 3 0 2 - 0 0 9 - 1 0 2 3

COMMONLY REFERRED TO ADDRESS: 77 N. Quentin Rd., Unit 309

Palatine, IL 60067

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 § 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>JENNA L. KUTSKA</u>	<u>LINDSAY A. HARTUNG</u>	<u>MICHAEL M. BALDWIN</u>	
<u>18819 Wildflower Way</u>	<u>1502 Anderson Ln.</u>	<u>2841 W. Dickens</u>	
<u>Lake Villa, IL 60046</u>	<u>Buffalo Grove, IL 60089</u>	<u>Chicago, IL 60647</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/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.

<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): <u>Melody Baldwin</u>	PRINT OWNER NAME (B): <u>Michael Baldwin</u>
SIGNATURE OF OWNER (A): <u><i>Melody A. Baldwin</i></u>	SIGNATURE OF OWNER (B): <u><i>Michael B. Baldwin</i></u>
DATE SIGNED BEFORE NOTARY: <u>November 20, 2020</u>	DATE SIGNED BEFORE NOTARY: <u>November 20, 2020</u>

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): <u>Kristen L. Gorenberg</u>	PRINT WITNESS NAME (B): <u>Myrna B. Goldberg</u>
SIGNATURE OF WITNESS (A): <u><i>Kristen L. Gorenberg</i></u>	SIGNATURE OF WITNESS (B): <u><i>Myrna B. Goldberg</i></u>
DATE SIGNED BEFORE NOTARY: <u>November 20, 2020</u>	DATE SIGNED BEFORE NOTARY: <u>November 20, 2020</u>

NOTARY VERIFICATION SECTION:

STATE OF Illinois)
 COUNTY OF Cook) SS

DATE NOTARIZED: NOVEMBER 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: ALLEN D. KATZ SIGNATURE OF NOTARY: *Allen D. Katz*

AFFIX NOTARY STAMP BELOW:

OFFICIAL SEAL
 ALLEN D KATZ
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES:08/28/24

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EXHIBIT "A"

PARCEL 1:

UNIT NUMBERS 309 AND P20 AND P31 IN THE 27 QUENTIN ROAD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 300 FEET OF THE SOUTH 765.15 FEET OF THE WEST 239.24 FEET (EXCEPT THE WEST 50 FEET TAKEN FOR ROADWAY) AND (EXCEPT THE EAST 60 FEET THEREOF) OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 27 QUENTIN ROAD CONDOMINIUM ASSOCIATION RECORDED ON DECEMBER 7, 2006 AS DOCUMENT NUMBER 0634115022; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S43, AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, RECORDED ON DECEMBER 7, 2006 AS DOCUMENT NUMBER 0634115022.

PIN: 02-15-302-009-1023 & 02-15-302-009-1061 &
02-15-302-009-1072

Common Address: Unit 309 & Parking Spaces P20 & P31
77 North Quetin Road, Palatine, IL 60067