



A10032020-2 1/1

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/03/2021 09:38 AM PG: 1 OF 3

PREPARED BY:

Michael C. Donis
8409 West Cermak
North Riverside, IL 60546

PROPERTY OWNER INFORMATION:

Orlando Rossi
2733 N 74th Ave.
Elmwood Park, IL 60707

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 14 day of August in the year of 2020, by Orlando Rossi

Orlando Rossi who reside at 2733 N 74th Ave. Elmwood Park, IL 60707

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 February 6, 2013 as document 1303734023 in the County of Cook, State of Illinois. The residential real estate is legally described as:

WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)

See Exhibit A.

WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:

1 2 - 2 5 - 4 0 4 - 0 4 5 - 1 0 0 1

PROPERTY COMMONLY REFERRED TO ADDRESS:

2733 N 74th Ave. Elmwood Park, IL 60707

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: Paul J. Rossi, Frank Rossi, Raymond Rossi
ADDRESS: 311 Chesapeake Lane, 2122 North 76th Avenue, 2733 North 74th Avenue, Unit 1
CITY/STATE: Bloomingdale, IL 60108, Elmwood Park, IL 60707, Elmwood Park, IL 60707

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.

UNOFFICIAL COPY

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

NAME OF OWNER

Orlando Rossi

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

8/14/2020

Orlando Rossi

DATE DOCUMENT EXECUTED

SIGNATURE OF OWNER OR REPRESENTATIVE

8/14/2020

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.

Sandy Barco

Sandy Barco

8409 W. Cermak North Riverside, IL 60546

WITNESS 1 PRINTED NAME

WITNESS 1 SIGNATURE

WITNESS 1 ADDRESS

Alondra Gamez

Alondra Gamez

8409 W. Cermak North Riverside, IL 60546

WITNESS 2 PRINTED NAME

WITNESS 2 SIGNATURE

WITNESS 2 ADDRESS

NOTARY VERIFICATION

STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

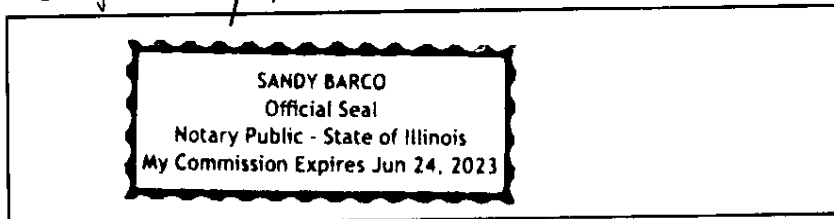
I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Owner(s) and witnesses personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that they 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 14 day of August 20 20

NOTARY PUBLIC SIGNATURE:

Sandy Barco

NOTARY PUBLIC STAMP:



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE WILLIAM COURTS I CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 7 AND 8 IN BLOCK 8 IN SCHUMACHER AND GNAEDINGER'S ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GRAND AVENUE, EXCEPT 2 ACRES DESCRIBED AS COMMENCING AT NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 25; THENCE WEST 20 RODS; THENCE SOUTH 16 RODS; THENCE EAST 20 RODS; THENCE NORTH 16 RODS TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY MIDWEST TRUST SERVICES AS SUCCESSOR TRUSTEE TO MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 8, 1984 AND KNOWN AS TRUST NUMBER 84-06-4434 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON OCTOBER 27, 1994 AS DOCUMENT NO. 94918406, TOGETHER WITH ITS UNDIVIDED 33-1/3% PERCENT INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE #G1 AND STORAGE SPACE #S1 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94918406.

P.I.N. 12-25-404-007

COMMONLY KNOWN AS UNIT NO. 1, 2733 N. 74TH AVENUE, ELMWOOD PARK, IL 60635