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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/23/2021 02:32 PM PG: 1 OF 3

THIS INSTRUMENT WAS PREPARED BY:

LORI JOANN CORY
3940 W Bryn Mawr; Unit 504

Chicago, IL 60659
NAME & ADDRESS OF PROPERTY OWNER:

LORI JOANN CORY
3940 W. BRYN MAWR AVE, UNIT 504
Chicago, IL 60659

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: 02/24/2021, by the property owner or owners, whose name is or are: LORI JOANN CORY

and currently live at the street address of: 3940 W. BRYN MAWR AVE, UNIT 504

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

with a zip code of: 60659, 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: 07/13/2015 as document number: 1519449009 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 3 - 0 2 - 3 0 0 - 0 0 8 - 1 0 3 4

COMMONLY REFERRED TO ADDRESS: 3940 W. BRYN MAWR AVE, UNIT 504
CHICAGO, IL 60659

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 **KAREN A. YARBROUGH, 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>
Roy S. Rasmussen			

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): Lori Joann Cory PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): Lori Joann Cory SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: February 24, 2021 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.

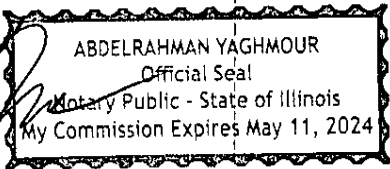
PRINT WITNESS NAME (A): Moe Yaghmour PRINT WITNESS NAME (B): _____
SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): _____
DATE SIGNED BEFORE NOTARY: 02/24/21 DATE SIGNED BEFORE NOTARY: _____

NOTARY VERIFICATION SECTION:
STATE OF IL)
COUNTY OF Cook) SS DATE NOTARIZED: 02/24/2021

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: Abdelrahman Yaghmour SIGNATURE OF NOTARY: Abdelrahman Yaghmour

AFFIX NOTARY STAMP BELOW:



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LEGAL DESCRIPTION:

Property Address: 3940 W. Bryn Mawr Avenue, Unit 504, Chicago, IL 60659

Parcel ID: 13-02-300-008-1034

Parcel 1:

Unit 504 in Conservancy at North Park Condominium III as delineated on a survey of the following described premises: That part of the east 833 feet of the west 883 feet of the north 583 feet of the south 633 feet of the southwest $\frac{1}{4}$ of section 2, township 40 north, range 13, east of the third principal meridian, (except that part of the land dedicated for public roadway by document number 26700736) described as follows: Commencing at the northwest corner of said tract: Thence east on the north line of said tract a distance of 415.45 feet; Thence south a distance of 20.0 feet to the point of beginning: Thence continuing south on the last described line 89.0 feet: Thence east 78.0 feet. Thence south 10.0 feet; Thence east 48.0 feet; Thence north 10.0 feet; Thence east 78.0 feet. Thence north 89.0 feet; Thence west 204.0 feet to the point of beginning. in Cook County, Illinois.

Which survey is attached to the declaration of condominium recorded as document 95039646 together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space 504 and Storage Space 504 Limited Common Elements as delineated on the survey attached to the declaration aforesaid recorded as document number 95039646

Parcel 3:

Easement for ingress and egress over common area as shown in declaration recorded on October 28, 1994 as document number 94923280.