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PREPARED BY:

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/14/2021 12:07 PM PG: 1 OF 3

**PROPERTY OWNER
INFORMATION**

Ludwig J. Di Filippo,
Janice V. Di Filippo
13300 S. Avenue L
Chicago, IL 60633

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT

Pursuant to §755 ILCS 27/1 Et Seq.

This Transfer on Death Instrument, which was executed and signed before a notary public on this 13th day of April in the year of 2021, by the property owner or owners, Ludwig J. Di Filippo, and Janice V. Di Filippo, who currently reside at 13300 S. Avenue L, in the City of Chicago and County of Cook, in the State of Illinois, with a zip code of 60633, while being of sound mind and disposing memory, do now hereby make, declare and publish this Transfer on Death Instrument, hereby revoking any prior TODI heretofore made by the owners, stating and attesting to the following:

That the above referenced property owner or owners 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 June 26th, 1970 as document number 21494639 with the proper County Agency in the County of Cook, in the State of Illinois. Furthermore, this Transfer on Death Instrument is intended to transfer the following real property legally described as:

LOT ONE (1) IN BLOCK ELEVEN (11) IN HEGEWISCH FIRST ADDITION, A SUBDIVISION OF PART OF THE NORTH EAST QUARTER (1/4) OF SECTION THIRTY-ONE (31) AND THE NORTH WEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID ABOVE DESCRIBED SUBDIVISION PORTION IF ANY AS ARE COVERED BY WATERS OF ANY LAKE OR STREAM), IN COOK COUNTY, ILLINOIS.

Property Identification Number: **26-32-112-015-0000**

Commonly Referred to Address: **13300 S. Avenue L, Chicago, IL 60633**

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 Illinois, 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.

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TRANSFER ON DEATH INSTRUMENT, PAGE 2 – LUDWIG, JANICE DI FILIPPO

This Instrument is Exempt Pursuant to § 35 ILCS 200/31-45, Para, Illinois 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:

BENEFICIARY DESIGNATION

Aleena Di Filippo	John Di Filippo	Nicole Jaquez	Dana Scanlon
13235 S. Avenue M	2645 W. 107 th St.	9818 N. 3 rd St.	8738 Tapper St.
Chicago, IL 60633	Chicago, IL 60655	Phoenix, AZ 85020	St. John, IN 46373

All as joint tenants with right of survivorship.

I, or we, the SOLE OWNER(S) of the above real estate hereby swears and affirm that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.

Ludwig Di Filippo
LUDWIG J. DI FILIPPO

April 13, 2021
DATE

Janice V. Di Filippo
JANICE V. DI FILIPPO

April 13, 2021
DATE

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WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the foregoing Transfer on Death Instrument was executed and signed on the date referenced above, and signed by the owner or owners as his/her/their voluntary Transfer on Death Instrument in our presence, at the request of him/her/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.

[Handwritten Signature]
Signature

Robert Palanoff
Name

10100 S. Ewing Ave
Address

Chicago IL 60617
City, State, Zip

[Handwritten Signature]
Signature

Beverley Wong
Name

10100 S. Ewing Ave
Address

Chicago, IL, 60617
City, State, Zip

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 or Owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me, in person, this day 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 13th day of April 2021.

[Handwritten Signature]
NOTARY PUBLIC

