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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/20/2021 03:36 PM PG: 1 OF 3

THIS INSTRUMENT WAS PREPARED BY:

ANTHONY P. MONTEGNA

4211 W. IRVING PARK RD.

CHICAGO, IL 60641-2936

NAME & ADDRESS OF PROPERTY OWNER:

DOROTHY L. ELM

3526 N. OZARK AVENUE

CHICAGO, IL 60634

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: 04-02-2021, by the property owner or owners, whose name is or are: DOROTHY L.

ELM, and currently live at the street address of: 3526 N. OZARK AVENUE

in the city of: CHICAGO, and county of: COOK, in the state of: ILLINOIS

with a zip code of: 60634, 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: 12/23/2019 as document number: 1935706154 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 - 1 4 - 2 2 2 - 0 3 1 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 3500 W. MONTROSE AVENUE

CHICAGO, IL 60618

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 CLERK** 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 CLERK'S 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>
SOTIRIOS BINOUSIS 3526 N Ozark Ave Chicago IL 60634	_____	_____	_____
_____	_____	_____	_____

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): DOROTHY L. ELM PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): Dorothy L. Elm SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: 4-2-2021 DATE SIGNED BEFORE NOTARY: _____

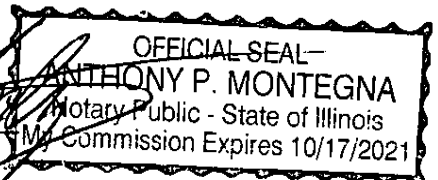
WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND NOTARY PUBLIC:
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner or owners as her, 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): Robert Phillip Ward PRINT WITNESS NAME (B): _____
SIGNATURE OF WITNESS (A): Robert Phillip Ward SIGNATURE OF WITNESS (B): ANTONIO A LAJANNOCCI
DATE SIGNED BEFORE NOTARY: April 2, 2021 DATE SIGNED BEFORE NOTARY: 4-2-2021

STATE OF ILLINOIS)
COUNTY OF COOK) SS
NOTARY VERIFICATION SECTION: DATE NOTARIZED: 04-02-2021

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: ANTHONY P. MONTEGNA SIGNATURE OF NOTARY: [Signature]



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EXHIBIT "A"

**LOT 5 IN BLOCK 2 IN BARNES SUBDIVISION OF THE SOUTHWEST ¼ OF SOUTHWEST ¼
OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

13-14-272-031-0000

3500 W. MONTROSE AVE. CHICAGO ILLINOIS 60618

Property of Cook County Clerk's Office