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MAIL TO AND
THIS INSTRUMENT WAS PREPARED BY:
Michael E. Kelly, Attorney At Law

118 W. Bartlett Ave.; Ste. 1

Bartlett, IL 60103

NAME & ADDRESS OF PROPERTY OWNER:
James P. Zaranti & Sandra E. Zaranti

706 Littleton Trl.

Elgin, IL 60120

Doc#.	2	116120079 Fee:	\$98.00
12		37 1 1	

Karen A. Yarbrough Cook County Clerk

Date: 06/10/2021 06:41 AM Pg: 1 of 3

	SINSFER ON DEATH INSTRUMENT (TO	
THIS transfer on death inst r	LAFA (hereinafter referred to as a "TODI"), wh	ich was completed and signed before a notary public on the
following date: May 6, 2021	by the property owner o	or owners, whose name is or are: <u>JAMES P. ZARANTI</u>
and SANDRA E. ZARANTI, h	usband & wife and currently live at the stree	et address of: 706 Littleton Trl.
in the city of: <u>Elgin</u>	, and rounty of: Cook	, in the state of: <u>Illinois</u>
with a zip code of: 60120	, while bers, of sound mind and	disposing memory, do now hereby make, declare and
publish this TOOI, stating and atte	sting to the following. That the ab we-referenced	property owner or owners, is or are, the SOLE owner(s) of
the residential (which must be bet	ween I – 4 units) real estate, under a ouly record	ed DEED or other CONVEYANCE INSTRUMENT which was
recorded on the date of: 02/22/	2000 as document number: 00127705	with the proper County Agency in the
County of: Cook	in the State of Illinois. Furthermore, this 1	TCD' is in ended to transfer the following real property:
LEGAL DESCRIPTION:	CHECK WHICH APPLIES - WRITT	EN BELGYOR- SEE ATTACHED 🗸
	SEE ATTACHED LEGAL DES	SCRIPTION
		0
-		
		· C _O
<u>PROPERTY IDENTIFICATI</u>	ON NUMBER(PIN): 0 6 - 2 0	- <u>208-018-1070</u>
COMMONLY REFERRED T	D ADDRESS: 706 Littleton Trl.,	Elgin, IL 60120
Finally, the owner, or owners, while a	lso being of competent mind and capacity, while waivir	ng and releasing all rights under the Homestead Exemption laws

SPECIAL NOTICE: This form is provided compliments of KAREN A. YARBROUGH, COOK COUNTY CLERK and <u>DOES NOT CONSTITUTE</u>

<u>LEGAL ADVICE</u> 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.

of the State of II. do now hereby <u>CONVEY</u> and <u>TRANSFER</u>, effective upon the death of the above-named <u>OWNER</u>, or last to die of the <u>OWNERS</u>, the above-described real property to the named <u>BENEFICIARY</u> or <u>BENEFICIARIES</u> on the following page in the specified TENANCY TYPE if multiple <u>BENEFICIARIES</u>.

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (TH								
As referenced on the foregoing page, the aforement above-named <u>OWNER</u> , or last to die of the <u>OWNE</u> TENANCY TYPE if multiple <u>BENEFICIARIES</u> are list the following <u>CONTINGENCY BENEFICIARY</u> or <u>BENEFICIARY</u>	RS , the above-described real pr sted. Additionally, in the event th	roperty to the named <u>BENEFICIAR</u> ne <u>BENEFICIARY</u> or <u>BENEFICIARIE</u>	Y or <u>BENEFICIARIES</u> in the specified S pre-decease the <u>OWNER</u> or <u>OWNERS</u> .					
BENEFICIARY (A) BENI	<u>eficiary (B)</u>	BENEFICIARY (C)	<u>Beneficiary (d)</u>					
KEVIN ZARANTI LISA	BARFKNECHT_							
If more <u>BENEFICIARIES</u> are desired, please attac Also, if there are multiple benaticiaries, the OWNE <u>CHOOSE ONE (ONLY):</u> JOINT 11: ANTS IN COMM	R or OWNER desires that the tra ION W/ RIGHT OF SURVIVORSI	ansfer be to those <u>BENEFICIARIES</u> HIP OR- TENANTS IN COMM	S IN THE FOLLOWING TENANCY TYPE: NON W/O RIGHT OF SURVIVORSHIP					
In the event all of the above-referenced SELFIC CONTINGENCY BENEFICIARY (A) CONTINGENCY BENEFICIARY (A)	IARIES pre-decease the owner/ IGENCY BENEFICIARY (B)	owners, the following <u>CONTINGE</u> <u>CONTINGENCY BENEFICIARY (</u>						
I. or we, the SOLE OWNERS hereby swear and aff	firm that the foregoing w shes A	vere made as my or our free and o	voluntary act for the purposes set forth.					
PRINT OWNER NAME (A): James	P. Zaranti	PPINT OWNER NAME (B):	Sandra E. Zaranti					
SIGNATURE OF OWNER (A):	Zent,		ancia Paranti					
DATE SIGNED BEFORE NOTARY:	<u> 106/2021 </u>	DATE SIGNED 25FOP2 NOTARY:	05/06/2021					
WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE DWNET. O". WERS, ALL WITNESSES, AND NOTARY PUBLIC: We, the undersigned witnesses, hereby certify that the foregoing TDDI was executed and signed on the date referenced above, and signed by the owner or owners as her, his, or their voluntary TDDI 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): Micha	el E. Kelly	PRINT WITNESS NAME (B):	Tynna L Cundari					
SIGNATURE OF WITNESS (A):		SIGNATURE OF WITNESS (B):	1000					
DATE SIGNED BEFORE NOTARY: 05/	<u> 06/2021 </u>	DATE SIGNED BEFORE NOTARY:	05/06/2021					
NOTARY VERFICATION SECTION:								
STATE OF ILLINOIS	_) <u> </u>	DATE NOTARIÆD:	05/06/2021					
COUNTY OF DUPAGE 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 ther		0	OFFICIAL SEAL					
PRINT NOTARY NAME: Christopher Hurley	SIGNATURE OF NOTARY!	X N	CHRISTOPHER J. HURLEY OTARY PUBLIC STATE OF ILLINOIS					

MY COMMISSION EXPIRES 6-08-24

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LEGAL DESCRIPTION

PARCEL 1: UNIT 17-2 IN FIELDSTONE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: PARTS OF FIELDSTONE UNIT NO. 1 AND FIELDSTONE UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 20 AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 20, IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 18/989911, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 3 OVER, ON, ACROSS AND THROUGH ADJOINING LAND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 08065512.

PIN: 06-20-208-018-1070

PROPERTY ADDRESS: 706 Littleton T.1. Elgin, IL 60120