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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#: 2116120079 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

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

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: May 6, 2021, by the property owner or owners, whose name is or are: JAMES P. ZARANTI

and SANDRA E. ZARANTI, husband & wife, and currently live at the street address of: 706 Littleton Trl.

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

with a zip code of: 60120, 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: 02/22/2000 as document number: 00127703 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**

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY IDENTIFICATION NUMBER(PIN): 0 6 - 2 0 - 2 0 8 - 0 1 8 - 1 0 7 0

COMMONLY REFERRED TO ADDRESS: 706 Littleton Trl., Elgin, IL 60120

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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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 08089911, 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 1 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 Tr., Elgin, IL 60120

Property of Cook County Clerk's Office