



Doc# 2121522035 Fee \$41.00

PREPARED BY:

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10100 S. Ewing Avenue
Chicago, IL 60617

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/03/2021 03:34 PM PG: 1 OF 3

PROPERTY OWNER

INFORMATION

Francisco Martinez
7903 Beckwith Road
Morton Grove, IL 60053

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 02 day of August in the year of 2021, by the property owner or owners, Francisco Martinez and Jeffrey A. Shaw, who currently resides at 7903 Beckwith Road, and 5506 Lincoln Avenue respectively, in the Village of Morton Grove and County of Cook, in the State of Illinois, with a zip code of 60053, 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 August 2nd, 2021 as document number 2121522034 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:

PARCEL 1: UNIT NO. 601 IN TRIUMVERA 3700 CAPRI COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: THAT PART OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR-3138168, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION FILED AS DOCUMENT LR-2754081

Permanent Index Number(s): **04-32-402-049-1051**

Property Address: **3700 Capri Court, Unit 601, Glenview, Illinois 60025**

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT, PAGE 2 – MARTINEZ, SHAW

This Instrument is Exempt Pursuant to § 35 ILCS 200/31-45, Para, Illinois Real Estate Transfer Tax Law.

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.

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

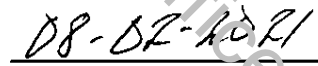
Neil Martinez	Mark A. Martinez	Lora K. Dequilla	Nina T. Martinez
1800 Kensington Ave	8600 Cayman Court	8611 Ferris Ave.	3700 Capri Ct. Unit 505
Westchester, IL 60154	Newburgh, IN 47630	Morton Grove, IL 60053	Glenview, IL 60025

All as joint tenants with right of survivorship.

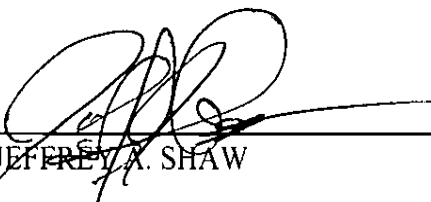
I, or we, the SOLE OWNER(S) of the above real estate hereby swears and affirm that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.



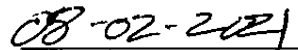
FRANCISCO MARTINEZ



DATE



JEFFREY A. SHAW



DATE

UNOFFICIAL COPY

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.

Signature 

FEDRINO MIGUEL B. FEUPE
Name

3400 CAPRI CT UNIT 609
Address

EVANSTON IL 60025
City, State, Zip

Signature 


CAMMILLE FAE E. FEUPE
Name

3400 CAPRI CT UNIT 609
Address

EVANSTON IL 60025
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 02 day of August, 2021.



NOTARY PUBLIC

