

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Paul E. and Ann C. Kanzer

926 Wedgewood Dr.

Glenview, IL 60025

NAME & ADDRESS OF PROPERTY OWNER:

Paul E. and Ann C. Kanzer

926 Wedgewood Dr.

Glenview, IL 60025



2127104009

Doc# 2127104009 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2021 10:11 AM PG: 1 OF 2

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: 9-4-2021

by the property owner or owners, whose name is or are: Paul E. and Ann C. Kanzer

and currently live at the street address of: 926 Wedgewood Dr.

in the city of: Glenview and county of: Cook in the state of: Illinois

with a zip code of: 60025 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: 07/08/2010 as document number: 1018919038 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

LOT 13 IN WEDGEWOOD SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34 TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY IDENTIFICATION NUMBER(PIN): 0 4 - 3 4 - 3 0 0 - 0 6 1 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 926 Wedgewood Dr.
Glenview, IL 60025

Finally, the owner, or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption 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**:

BENEFICIARY (A)	BENEFICIARY (B)	BENEFICIARY (C)	BENEFICIARY (D)
Matthew P. Kanzer	Margaret A. Kuhfeldt		
333 N. Brainard Ave	670 Knollwood Dr		
LaGrange Park, IL 60526-1807	Cary, IL 60013-2466		

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.

CONTINGENCY BENEFICIARY (A)	CONTINGENCY BENEFICIARY (B)	CONTINGENCY BENEFICIARY (C)	CONTINGENCY BENEFICIARY (D)
Kathryn Kanzer	Travis S Kuhfeldt		
333 N. Brainard Ave	670 Knollwood Dr		
LaGrange Park, IL 60526-1807	Cary, IL 60013-2466		

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):	<u>Paul E. Kanzer</u>	PRINT OWNER NAME (B):	<u>Ann C. Kanzer</u>
SIGNATURE OF OWNER (A):	<u><i>Paul E Kanzer</i></u>	SIGNATURE OF OWNER (B):	<u><i>Ann C Kanzer</i></u>
DATE SIGNED BEFORE NOTARY:	<u>9-4-2021</u>	DATE SIGNED BEFORE NOTARY:	<u>9-4-2021</u>

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):	<u>Joseph Camarda</u>	PRINT WITNESS NAME (B):	<u>Lauren Camarda</u>
SIGNATURE OF WITNESS (A):	<u><i>Joseph Camarda</i></u>	SIGNATURE OF WITNESS (B):	<u><i>Lauren Camarda</i></u>
DATE SIGNED BEFORE NOTARY:	<u>9-4-2021</u>	DATE SIGNED BEFORE NOTARY:	<u>9-4-2021</u>

NOTARY VERIFICATION SECTION:

STATE OF Illinois)
 COUNTY OF Cook) SS

DATE NOTARIZED: Sept 4, 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: John H. Scheid SIGNATURE OF NOTARY: *John H. Scheid*

AFFIX NOTARY STAMP BELOW:

