

# UNOFFICIAL COPY

PREPARED BY and MAIL TO:



\*2133445049\*

CARLOS CEDILLO

Doc# 2133445049 Fee \$41.00

1751 E CANTERBURY LN

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

PALATINE, IL 60074

KAREN A. YARBROUGH

**NAME & ADDRESS OF PROPERTY OWNER:**

COOK COUNTY CLERK

DATE: 11/30/2021 12:51 PM PG: 1 OF 3

CARLOS CEDILLO

1751 E CANTERBURY LN

PALATINE, IL 60074

## ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ILCS 27/4 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: 08/28/2021, by the property owner or owners, whose name is or are:

CARLOS CEDILLO, and currently live at the street address of: 1751 E CANTERBURY LN

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

with a zip code of: 60074, 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: 05/12/1997 as document number: 97333056 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):** 0 2 - 0 1 - 4 0 0 - 0 1 7 - 1 2 7 8

**COMMONLY REFERRED TO ADDRESS:** 1751 E CANTERBURY LN

PALATINE, IL 60074

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>
<u>CARLOS SALVADOR</u>	<u>MARIELA HERNANDEZ</u>	_____	_____
_____	_____	_____	_____

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): CARLOS CEDILLO PRINT OWNER NAME (B): \_\_\_\_\_

SIGNATURE OF OWNER (A): Carlos Cedillo SIGNATURE OF OWNER (B): \_\_\_\_\_

DATE SIGNED BEFORE NOTARY: 08/28/2021 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): RAFAEL HERNANDEZ PRINT WITNESS NAME (B): ALEJANDRO RODRIGUEZ

SIGNATURE OF WITNESS (A): Rafael Hernandez SIGNATURE OF WITNESS (B): Alejandro Rodriguez

DATE SIGNED BEFORE NOTARY: 08/28/2021 DATE SIGNED BEFORE NOTARY: 08/28/2021

### NOTARY VERIFICATION SECTION:

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS DATE NOTARIZED: 08/28/2021

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: PAULINE A CIOTOLA SIGNATURE OF NOTARY: Pauline A Ciotola

### AFFIX NOTARY STAMP BELOW:

OFFICIAL SEAL  
PAULINE A CIOTOLA  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 03/22/24

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Loan No: 1651124809

## EXHIBIT A

Land situated In the County of Cook in the State of IL

PARCEL I: UNIT 6-67, IN THE GROVES OF HIDDEN CREEK CONDOMINIUM I, AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT E TO DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JULY 11, 1972, KNOWN AS TRUST NUMBER 44398, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22827823, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL II: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED AUGUST 26, 1974 AS DOCUMENT NUMBER 22827822 AND CREATED BY DEED FROM LASALLE NATIONAL BANK AS TRUSTEE UNDER A TRUST AGREEMENT DATED JULY 11, 1972 AND KNOWN AS TRUST NUMBER 44398 TO CHRISTOPH M. JUSTEN AND KATHLEEN E. JUSTEN, HIS WIFE, RECORDED SEPTEMBER 6, 1977 AS DOCUMENT NUMBER 24091142, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.