

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

### OWNER'S NAME AND ADDRESS AND TAXES TO:

Jane M. Borucki  
9396 Landings Lane, Unit 305J  
Des Plaines, IL 60016

### BENEFICIARIES NAMES AND ADDRESSES:

Kenneth S. Borucki, 11130 S.  
Sacramento, Chicago, IL 60655, and  
John J. Borucki, Jr., 3914 W. Bernard  
St., Unit 1W, Chicago, IL 60618,  
and Thomas P. Borucki, 60055  
Komesky, Chicago, IL 60629



Doc# 2135019002 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2021 09:29 AM PG: 1 OF 4

THIS TRANSFER ON DEATH INSTRUMENT made this 29th day of August, 2019, by Jane M. Borucki, a single person, never married, of the city of Des Plaines, County of Cook and State of Illinois, (herein "Owner") being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

#### Parcel 1:

Unit Number 305-J of the Landings Condominium Parcel Number 7 as delineated on survey of part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian, which survey is attached to Declaration recorded as Document Number 22862487, together with an undivided percentage interest in said property (except the property and space thereof which comprise the units as set forth in said Declaration and survey) also together with an easement for parking proposes in and to parking area number 4 as defined and set forth in said Declaration and survey.

#### Parcel 2:

Easement appurtenant for ingress and egress for the benefit of parcel 1, as set forth in the Declaration recorded September 18, 1972 as Document Number 22053833 and as created by Deed from Midwest Bank and Trust Company, as Trustee under Trust Agreement, dated May 1, 1973 and known as Trust Number 73051055 to Frank J. Bedoe and Laurette Bedoe and recorded June 18, 1976 as Document Number 23526374.

Property Address: 9396 Landings Lane, Unit 305J, Des Plaines, IL 60016  
Parcel Identification Number: 09-15-307-114-1012

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The Owner being of sound mind and memory, hereby revokes all prior Transfer on Death Instruments for the above described residential real estate, and conveys and transfers, effective on the death of the Owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above described residential real estate to the following Designated Beneficiaries:

BENEFICIARY DESIGNATION – See Attached Beneficiary Designation

IN WITNESS WHEREOF, the said Owner has executed this Transfer on Death Instrument on date first above written.

Jane M. Borucki (SEAL)  
Jane M. Borucki

This transfer is exempt under provisions of 35 ILCS 200/31-45, Paragraph 2, Illinois Real Estate Transfer Tax Law.

Jane M. Borucki Grantor 8/29/19 Date

STATE OF ILLINOIS )  
                                  )     SS  
COUNTY OF COOK    )

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as her Transfer on Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the owner executed the Transfer on Death Instrument as her own free and voluntary act, and that at the time of the execution we believed the Owners to be of sound mind and memory.

Catherine R. Brunkalo  
WITNESS Signature

CATHERINE R. BRUKALO 1700 BIRCH ST PARK RIDGE, IL 60068  
Witness Printed Name and Address

Sandra L. Guoice  
WITNESS Signature

SANDRA L. GUIOICE 2224 N. 74<sup>th</sup> AVE ELAUNWOOD PK IL 60707  
Witness Printed Name and Address

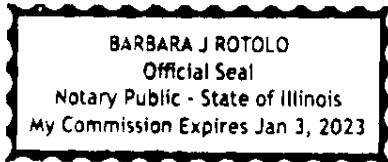
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STATE OF ILLINOIS    )  
                                  )        SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO  
HEREBY CERTIFY THAT Jane M. Borucki personally known to me to be the same person  
whose name is subscribed to the foregoing Transfer on Death Instrument, appeared before me  
and the witness(es), CATHERINE BEVILACIO and SANDY GUIDICE, this  
day in person and acknowledged signing, sealing and delivering the said instrument as the free  
and voluntary act of the Owner, for the uses and purposes therein set forth.

GIVEN UNDER my hand and notarial seal  
this 29th day of August, 2019

Barbara J. Roto  
Notary Public  
My commission expires on 1/3/23.



PREPARED BY and RETURN TO:  
Spina, McGuire & Okal, P.C.  
7610 W. North Avenue  
Elmwood Park, IL 60707

Property of Cook County Clerk's Office

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## BENEFICIARY DESIGNATION

All right title and interest to my nephews, as tenants in common, as hereinafter provided: KENNETH S. BORUCKI (1/3), JOHN J. BORUCKI, JR. (1/3), and THOMAS P. BORUCKI (1/3).

Provided, however, if a Designated Beneficiary shall predecease the Owner, then that Designated Beneficiary's share shall be conveyed and transferred to the beneficiary's children, in equal shares, per stirpes. If a Designated Beneficiary shall predecease the Owner, without issue, then that Designated Beneficiary's share shall be conveyed and transferred to the surviving Designated Beneficiaries, in equal shares, or, if there are no other surviving Designated Beneficiaries at such time, then, to the surviving children of the Designated Beneficiaries, in equal shares, per stirpes.

For purposes of this instrument, whenever a portion or all of the above described residential real estate is directed to be conveyed and transferred to the then living descendants, per stirpes, of a person, such portion or all of the residential real estate shall be divided into as many equal shares as necessary to create one share for each then living child of such person and to create one share collectively for the then living descendants of each child of such person who is then deceased, leaving one or more descendants then living. Each share so created for the living child shall be conveyed and transferred to such child. Each share so created for the descendants of a deceased child shall be conveyed or transferred per stirpes to such descendants.

In the event any interest in the above residential real estate becomes transferable to a living descendant of the beneficiaries, and that descendant is a minor, the transfer shall be made for the benefit of that minor to his or her legal guardian, if any, otherwise to a parent, if living, or if none living, then to his or her nearest living adult kindred who is also a Designated Beneficiary hereunder, or if none, then to the person's nearest living adult kindred as custodian for the minor under the Illinois Uniform Transfers To Minors Act until the age of Eighteen (18) years.