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Torgerson-Accom.

**THIS INSTRUMENT WAS PREPARED BY:**

Thayer C. Torgerson

2400 North Western Avenue

Chicago, Illinois 60647

**NAME & ADDRESS OF PROPERTY OWNER:**

Natividad Varela

3436 North Narragansett Avenue, Unit 1

Chicago, Illinois 60634

Doc#: 2203301424 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/02/2022 03:42 PM Pg: 1 of 4

**ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ICS 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: January 21, 2022, by the property owner or owners, whose name is or are: Natividad Varela

and currently live at the street address of: 3436 North Narragansett Avenue, Unit 1

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

with a zip code of: 60634, 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: 05/26/2020 as document number: 2014707309 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):** 1 3 - 1 9 - 4 1 5 - 0 4 1 - 1 0 0 1

**COMMONLY REFERRED TO ADDRESS:** 3436 North Narragansett Avenue, Unit 1  
Chicago, Illinois 60634

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>See attached</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): <u>Natividad Varela</u>	PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): <u><i>Natividad Varela</i></u>	SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: <u>1-21-22</u>	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): <u>Carla Rodriguez</u>	PRINT WITNESS NAME (B): <u>Thayer C. Torgerson</u>
SIGNATURE OF WITNESS (A): <u><i>Carla Rodriguez</i></u>	SIGNATURE OF WITNESS (B): <u><i>Thayer C. Torgerson</i></u>
DATE SIGNED BEFORE NOTARY: <u>1-21-22</u>	DATE SIGNED BEFORE NOTARY: <u>1-21-22</u>

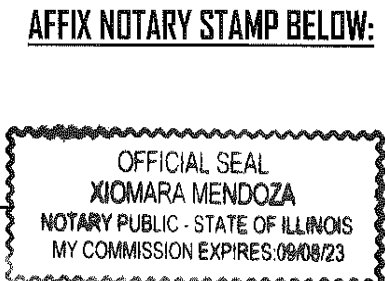
**NOTARY VERIFICATION SECTION:**

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

DATE NOTARIZED: 1-21-22

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: Xiomara Mendoza SIGNATURE OF NOTARY: *Xiomara Mendoza*



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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 2 IN THE 3436 N. NARRAGANSETT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0534134030 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P1 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0534134030.

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## TRANSFER ON DEATH INSTRUMENT

### BENEFICIARY DESIGNATION

As set forth below, I am transferring the property in shares of equal value to those who survive among my children.

Miriam Cordero  
5139 West Argyle Street  
Chicago, Illinois 60630

Denice Merced Sanchez  
18124 Canal Pointe Street  
Tampa, Florida 33647

Thomas Cordero  
3436 North Narragansett Avenue  
Chicago, Illinois 60634

Eddie Cordero  
762 South Dennis Road  
Wheeling, Illinois 60090

Luis A. Cordero  
2944 West Linder Avenue  
Chicago, Illinois 60641

**PIN: 13-19-415-041-1001**

**Property Address: 3436 North Narragansett Avenue, Unit 1, Chicago, Illinois, IL 60634**

Property of Cook County Clerk's Office