

UNOFFICIAL COPY

**ILLINOIS TRANSFER ON
DEATH INSTRUMENT (TODI)
Pursuant to § 755 ILCS 27/1 et seq.**

Prepared by:

Matthew C. Swenson
Emerson Law Firm, LLC
715 Lake St., Suite 420
Oak Park, IL 60301

NAME AND ADDRESS OF OWNER(S):

Tricia Lynn Hampe
2038 W. Willow St., Unit B
Chicago, IL 60647



Doc# 2208322053 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/24/2022 03:05 PM PG: 1 OF 3

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This **TRANSFER ON DEATH INSTRUMENT** (hereinafter referred to as a “**TODI**”), which was completed and signed before a notary public on the following date: 12/11/2020, by the property **OWNER**, who currently lives at the street address of 2038 W. Willow St., Unit B, Chicago, IL 60647, while being of sound mind and disposing memory, does hereby make, declare and publish this **TODI**, stating and attesting to the following. That the above-referenced property owner is the **SOLE** owner of the residential real estate, under a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was recorded on the date of October 14, 2011 as document number 1128733092 with the Cook County Recorder of Deeds in the State of Illinois. Furthermore, this **TODI** is intended to transfer the following real property:

See legal description attached hereto as Exhibit ‘A’

PROPERTY IDENTIFICATION NUMBER (PIN): 14-31-323-050-0040

COMMONLY REFERRED TO ADDRESS: 2038 W. Willow St., Unit B, Chicago, IL 60647

Finally, the **OWNER** hereby revokes all prior transfer on death instruments for the above described residential real estate, and, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, does now **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, the above described real property to **ROBIN HAMPE CARROLL**.

Additionally, in the event that **ROBIN CARROLL** pre-deceases the **OWNER**, the following **CONTINGENCY BENEFICIARY** should receive the interest outlined in this instrument: **SHARON CISLAK HAMPE**.

This instrument is to be recorded prior to the aforesaid owner’s death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARAGRAPH (c), IL REAL ESTATE TRANSFER TAX LAW)

I, the **SOLE OWNER**, hereby swears and affirms that the foregoing wishes were made as my free and voluntary act for the purposes set forth.

Tricia Lynn Hampe

Tricia Lynn Hampe

12/11/2020

Dated

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 as her voluntary TODI in our presence, at the request of her, 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 was 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.

Paula Bordella

(Witness #1 Signature)

ADDRESS

2138 W. Churchill

Paula Bordella

(Witness #1 Print Name)

Chicago IL 60677

Michael Hawthorne

(Witness #2 Signature)

ADDRESS

2138 W. CHURCHILL

MICHAEL HAWTHORNE

(Witness #2 Print Name)

CHICAGO, IL 60647

STATE OF ILLINOIS)

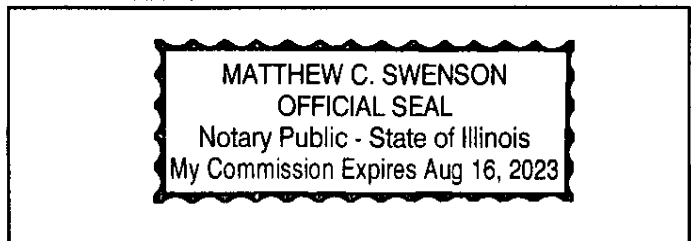
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Owner and witnesses personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11 day of Dec., 2020,

Matthew C. Swenson

Notary Public



UNOFFICIAL COPY**TRANSFER ON DEATH INSTRUMENT - PAGE 3 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARAGRAPH (e), IL REAL ESTATE TRANSFER TAX LAW)****EXHIBIT 'A'**
Legal Description

PARCEL 1: THE NORTH 18.01 FEET OF THE SOUTH 59.31 OF THE FOLLOWING DESCRIBED PROPERTY: THOSE PORTIONS OF LOTS 1 THRU 27, BOTH INCLUSIVE, IN BLOCK 3 IN BRADWELL'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH PART OF THE VACATED ALLEYS IN SAID BLOCK 3 AND PART OF VACATED WEST WILLOW STREET WHICH ARE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NORTH HOYNE AVENUE AND WEST WILLOW STREET, SAID POINT BEING 11.70 FEET SOUTH OF THE SOUTH WEST CORNER OF LOT 6 IN SAID BLOCK 3 AFORESAID, AND BEING ESTABLISHED BY VACATION ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 27TH DAY OF APRIL 1914 AND RECORDED IN THE RECORDER'S OFFICE OF SAID COOK COUNTY ON THE 27TH DAY OF MAY, 1914 AS DOCUMENT NUMBER 5425936: THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE OF THE VACATED WILLOW STREET 183.0 TO THE POINT OF THE BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 23.28 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 1.01 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.02 FEET THENCE 89 DEGREES 22 MINUTES 10 SECONDS EAST 5.01 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.01 FEET; THENCE 89 DEGREES 22 MINUTES 10 SECONDS EAST 10.85 FEET, THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 20.50 FEET; THENCE 89 DEGREES 22 MINUTES 10 SECONDS EAST 36.62 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 20.50 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS 11.02 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 18.01 FEET, THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 5.0 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 18.02 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 4.37 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 23.28 FEET TO THE SOUTH LINE OF VACATED WILLOW STREET AFORESAID; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE 32.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

COVENANTS CONDITIONS AND RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION FOR WILLOW COURT TOWNHOMES RECORDED OCTOBER 7, 1998 AS DOCUMENT NUMBER 989001388.