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THIS INSTRUMENT WAS PREPARED BY:



Doc# 2209015019 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2022 11:26 AM PG: 1 OF 3

Joy E. Richards
1212 W. North Shore Ave

Chicago, IL 60626

NAME & ADDRESS OF PROPERTY OWNER:

Joy E. Richards
1212 W. North Shore Ave

Chicago, IL 60626

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: 01/13/2022, by the property owner or owners, whose name(s) is/are: Joy E. Richards

and currently live at the street address of: 1212 W. North Shore

in the City of: Chicago, and County of: COOK, in the State of: IL

with a zip code of: 60626, while being of sound mind and disposing memory, do/does now hereby make(s), declare(s)

and publishes this TODI, stating and attesting to the following: That the above-referenced property owner(s), is/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: 6/24/98 as document number: 98-570033 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): 11 - 32 - 307 - 032 - 1010

COMMONLY REFERRED TO ADDRESS: 1212 West North Shore Ave
Chicago, IL 60626

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 Illinois, does 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 COOK COUNTY CLERK KAREN A. YARBROUGH, and DOES NOT CONSTITUTE LEGAL ADVICE. 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. 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, PROPERTY TAX CODE)

As referenced on the foregoing page, the aforementioned **OWNER(S)** does 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)
------------------------	------------------------	------------------------	------------------------

<u>Eve Creelman</u>	/	/	/
<u>1916 Warren St.</u>	/	/	/
<u>Evaston, IL 60202</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(S)** desire(s) receive the transfer, it should be **BENEFICIARIES IN THE FOLLOWING TENANCY TYPE**:
CHOOSE ONE (ONLY): JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP -OR- TENANTS IN COMMON W/D 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)
/	/	/	/

I, or we, the **SOLE OWNER(S)** hereby swear and affirm that the foregoing wishes were made as my/our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): Joy E. Richards PRINT OWNER NAME (B): _____

SIGNATURE OF OWNER (A): [Signature] SIGNATURE OF OWNER (B): _____

DATE SIGNED BEFORE NOTARY: January 13, 2022 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 A 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(s) 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): Norene Lindsay PRINT WITNESS NAME (B): Britton R. Creelman

SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): [Signature]

DATE SIGNED BEFORE NOTARY: January 13, 2022 DATE SIGNED BEFORE NOTARY: January 13, 2022

NOTARY VERIFICATION SECTION:

STATE OF Illinois)
) SS DATE NOTARIZED: 1/13/2022
 COUNTY OF Cook)

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: Mark Luperini SIGNATURE OF NOTARY: [Signature]

AFFIX NOTARY STAMP BELOW:



Attachment Exhibit Description
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~~98540033~~

AFTER RECORDING RETURN

TO: Peter J. Arnold
2173 W. Leland Avenue
Chicago, IL 60625

THIS DOCUMENT PREPARED
BY:

Thomas G. Jaros, Esq.
Levenfeld, Eisenberg,
Janger & Classberg
33 W. Monroe St. 21st Fl
Chicago, IL 60603

~~DEPT-01 RECORDING \$25.00
T#0009 TRAN 1989 06/24/98 11:50:00
\$6692 + CG *-98-540033
COOK COUNTY RECORDER~~

WARRANTY DEED

THE GRANTOR, Maewill Condominium Association, a corporation created under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to Joy E. Richards, a _____, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 1 'B' IN THE MAEWILL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 AND THE SOUTH 15 FEET OF LOT 5 IN BLOCK 4 IN NORTH SHORE BOULEVARD SUBDIVISION OF THE EAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 30 ACRES THEREOF) OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24637306 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; general real estate taxes for 1997 second installment and subsequent years and the Condominium Declaration referenced above.

Permanent Real Estate Index Number: 11-32-307-032-1010

BOX 333-CTI

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DB
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