

TITLE

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Prepared By / Mail To:

Paul DeBiase, Esq.
5536 W. Montrose Ave.
Chicago, IL 60641

Doc# 2210819040 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/18/2022 02:27 PM PG: 1 OF 4

Name and Address of Property

"OWNERS(S)":

MARIO FIGLIOLA and
PASQUALINA FIGLIOLA
5911 Cottonwood Ct.
Johnsburg, IL 60050

2004482-20

**ILLINOIS REAL PROPERTY 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 April 7, 2022 by the property Owner(s) whose names are MARIO FIGLIOLA and PASQUALINA FIGLIOLA and who currently live at 5911 Cottonwood Ct., Johnsburg, IL 60050, County of McHenry, State of Illinois, 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(s) are the SOLE Owners of the Real property under a duly recorded Deed or other conveyance instrument which was recorded on 08-23-2012 as document number 1223649025 in the County of Cook, State of Illinois. Furthermore, this TODI is intended to transfer the following real property having the following legal description and PIN:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Index Number (PIN): 03-24-200-082-0000
03-24-200-060-0000

Commonly referred to address: 632 Piper Ln., Prospect Heights, IL 60070

Finally, the Owner(s), while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do(es) now hereby CONVEY and TRANSFER, effective upon the death of the above named OWNER(S), 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.

THIS INSTRUMENT IS EXEMPT PURSUANT TO 35 ILCS 200/31-45, PARA, PROPERTY TAX CODE

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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) (1 of 1)

- LEONARDO A. FIGLIOLA
5822 Saddle Ridge
Johnsburg, IL 60051

It is my/our wish and desire that the aforementioned Beneficiaries shall vest in the following Tenancy Type:

- Sole Tenancy

In the event that ALL of the above referenced Beneficiaries pre-decease the Owner(s), the following contingent Beneficiaries shall replace them: The Owners have elected NOT to name any contingent beneficiaries

I/WE being 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.

Dated this 7th day of April, 2022.

Mario Figliola
MARIO FIGLIOLA

Pasqualina Figliola
PASQUALINA FIGLIOLA

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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): PAUL DEBIASE
SIGNATURE OF WITNESS (A): [Signature]
DATE SIGNED BEFORE NOTARY: 4-7-22

PRINT WITNESS NAME (B): JOSEPH DEBIASE
SIGNATURE OF WITNESS (B): [Signature]
DATE SIGNED BEFORE NOTARY: 4-7-22

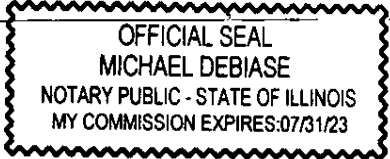
NOTARY VERIFICATION SECTION:

State of IL, Cook County - SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the Owner(s) and witnesses, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of APRIL, 2022.

Commission expires _____
[Signature]
NOTARY PUBLIC



Notary Office

UNOFFICIAL COPYLEGAL DESCRIPTION FOR 632 PIPER LN., PROSPECT HTS., IL

The West 35.0 feet of the East 980.0 feet of the North 110.0 feet of the South 395.0 feet and the West 15.0 feet of the East 1170.0 feet of the North 15.0 feet of the East 1225.0 feet of the North 110.0 feet of the South 340.0 feet all being of that part of the North Half (1/2) of the Northeast Quarter (1/4) of Section 24, Township 42 North, Range 11 East of the Third Principal Meridian, lying north of the North line of the South 226.23 feet of said North Half (1/2) of the Northeast Quarter (1/4) of Section 24 and lying South of the Southerly line of relocated Palatine Road and lying North and West of a line described as beginning at a point of the North line of the South 226.23 feet of the North Half (1/2) of the Northeast Quarter (1/4) of said Section 24, 1107.90 feet West of the center line of Milwaukee Avenue (as measured on said North line); thence North at right angles to said North line of the South 226.23 feet, 215.00 feet; thence East at right angles to the last described line 30.0 feet; thence North at right angles to the last described line 327.15 feet to the Southerly line of relocated Palatine Road, all in Cook County, Illinois, according to Plat of Survey registered as document Number 2572806

P. I. N. : 03-24-200-062 & 03-24-200-060

Property of Cook County Clerk's Office