

THIS INSTRUMENT WAS PREPARED BY MAIL TO

Julie Schnidman

1319 N Bosworth Ave, Unit 2

Chicago, IL 60642



Doc# 2211219052 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/22/2022 03:34 PM PG: 1 OF 5

NAME & ADDRESS OF PROPERTY OWNER:

Julie Schnidman

1319 N Bosworth Ave, Unit 2

Chicago, IL 60642

ILLINOIS REAL PROPERTY TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO 5-755-ILCS-27/1-ET-SEQ., AS AMENDED

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a TODI), which was completed and signed before a notary public on the following date: 4/2/2022, by the property owner or owners, whose name(s) is/are: Julie Schnidman, and currently live(s) at the street address of: 1319 N. Bosworth Ave, Unit 2 in the City of: Chicago and County of: Cook in the State of: Illinois with a zip code of: 60642, 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 real estate, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on the date of: 8/21/2020 as document number: 2023408014 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 [X] SEE ATTACHED

See Exhibit A attacher hereto and incorporated by reference herein.

PROPERTY INDEX NUMBER(PIN): 17-05-116-119-1002

COMMONLY REFERRED TO ADDRESS: 1319 N Bosworth Ave, Unit 2 Chicago, Illinois 60642

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, 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.

S Y
P 5
S Y-1
SC Y
INT EK

# UNOFFICIAL COPY

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.

Property of Cook County Clerk's Office

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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)
Lauren E. Schnidman			

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/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:

CONTINGENCY BENEFICIARY (A)	CONTINGENCY BENEFICIARY (B)	CONTINGENCY BENEFICIARY (C)	CONTINGENCY BENEFICIARY (D)
Richard J Schnidman			
and Jacquelyn C Schnidman, as joint tenants in common with right of survivorship			

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): Julie Schnidman      PRINT OWNER NAME (B): \_\_\_\_\_  
SIGNATURE OF OWNER (A): *Julie Schnidman*      SIGNATURE OF OWNER (B): \_\_\_\_\_  
DATE SIGNED BEFORE NOTARY: 4/2/22      DATE SIGNED BEFORE NOTARY: \_\_\_\_\_

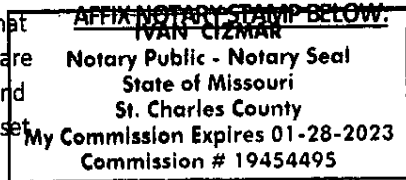
### WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND A NOTARY PUBLIC:

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): Izola Toy      PRINT WITNESS NAME (B): Michelle S. Mattingly  
SIGNATURE OF WITNESS (A): *Izola Toy*      SIGNATURE OF WITNESS (B): *Michelle S. Mattingly*  
DATE SIGNED BEFORE NOTARY: 4/2/22      DATE SIGNED BEFORE NOTARY: 4/2/2022

STATE OF Missouri )  
COUNTY OF St Louis ) SS  
NOTARY VERIFICATION SECTION:      DATE NOTARIZED: 4/2/2022

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.



**UNOFFICIAL COPY**

PRINT NOTARY NAME:

*Ivan Cirnar*

SIGNATURE OF NOTARY:

*Ivan Cirnar*

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COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## EXHIBIT A

### LEGAL DESCRIPTION

For APN/Parcel ID: 17-05-116-119-1002

#### PARCEL 1:

UNIT 2 IN 1319 BOSWORTH CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 3.83 FEET OF LOT 20 AND ALL OF LOT 21 IN HURFORD'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" IN THE DECLARATION OF CONDOMINIUM RECORDED MARCH 19, 2003 AS DOCUMENT NUMBER 0030376081, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

AFTER RECORDING WITH TODI MAIL TO:  
1319 N. BOSWORTH AVE., UNIT 2  
CHICAGO, ILLINOIS 60642

Department of Cook County Clerk's Office