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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/27/2022 04:08 PM PG: 1 OF 3

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:*

Florence Senk
12 N. King Arthur Ct., Apt. 4
Northlake, IL 60164

***MAIL TO OWNER at above address**

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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: 4-21-22, by the property **OWNER**, who currently lives at the street address of 12 N. King Arthur Ct., Apt. 4, Northlake, IL 60164, 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** which was recorded on the date of October 7, 1991 as document number 91521798 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): 12-30-402-050-1932

COMMONLY REFERRED TO ADDRESS: 12 King Arthur Ct., Unit #4, Northlake, IL 60164

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 my siblings: MICHAELYN GARRISON, EDWARD SENK, NATALIE SENK, THERESA MILLER, KIMBERLY POZZIE, JOSEPH SENK, and RACHEL WRIGHT, as **JOINT TENANTS W/ RIGHT OF SURVIVORSHIP**.

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.

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.

Florence Senk

Florence Senk

April 21, 2022

Date

S Y
P 3
S 1
R Y
SC Y
E Y
M Y

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

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 their voluntary TODI in our presence, at the request of 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 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.

Jacqueline Barnes
(Witness #1 Signature)

ADDRESS

715 Lake Ste 420

Jacqueline Barnes
(Witness #1 Print Name)

Oak Park, IL 60301

Timothy Sheehan
(Witness #2 Signature)

ADDRESS

715 Lake St. Suite 276

TIMOTHY SHEEHAN
(Witness #2 Print Name)

OAK PARK, IL 60301

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

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 they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21 day of April, 2022,

Matthew C. Swenson
Notary Public

MATTHEW C. SWENSON
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Aug 16, 2023

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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: UNIT 12-4 OF KING ARTHUR CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN KING ARTHUR APARTMENTS OF NORTHLAKE, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY KING ARTHUR CONDOMINIUM INC. (CORPORATION OF ILLINOIS) RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22075578, AS AMENDED FROM TIME TO TIME; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 ATTACHED THERETO DATED NOVEMBER 23, 1962, AND RECORDED NOVEMBER 23, 1962, AS DOCUMENT NO. 18653754, AND CREATED BY VARIOUS DEEDS FROM THE OAK PARK TRUST AND SAVINGS BANK (CORPORATION OF ILLINOIS) TRUSTEE UNDER TRUST AGREEMENT JUNE 1, 1962, AS TRUST NO. 4115, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.