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THIS INSTRUMENT WAS PREPARED BY/MAIL TO:

DAVID L. CWIK
6968 W. NORTH AVE.
CHICAGO, IL 60707



Doc# 2224315003 Fee \$41.00

NAME & ADDRESS OF PROPERTY OWNER:

DARIA WYSOCKY
2736 N. NORDICA
CHICAGO, IL 60707

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/31/2022 09:31 AM PG: 1 OF 5

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 the following date: 23RD day of August, 2022 by the property owner whose name is: **DARIA WYSOCKY, a widow not since remarried** and currently live(s) at the street address of **2736 N. NORDICA, CHICAGO, IL 60707** 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 the sole owner of the property under a Deed recorded on July 12, 1973 recorded as document number 22452402 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: ATTACHED AS EXHIBIT "A".

PIN: 13-30-302-046-0000

PROPERTY ADDRESS: 2736 N. NORDICA, CHICAGO, IL 60707

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** the above-described real property to the named **BENEFICIARY**.

UNOFFICIAL COPY**TRANSFER ON DEATH INSTRUMENT- (THIS INSTRUMENT IS EXEMPT PURSUANT TO****§ 35 ILCS 200/31-45, PARA, PROPERTY TAX CODE)**

As referenced on the foregoing page, the aforementioned OWNER does now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, the above-described real property to the named BENEFICIARY. Additionally, in the event the BENEFICIARY pre deceases the OWNER, the following CONTINGENCY BENEFICIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE:

BENEFICIARY: TO MY DAUGHTER, LYDIA CORNUE.

In the event all of the above-referenced BENEFICIARIES pre-decease the owner/owners, the following CONTINGENCY BENEFICIARIES shall replace them:

CONTINGENT BENEFICIARY A: CHRISTOPHER CORNUE
my SON-IN-LAW. 100%.

CONTINGENT BENEFICIAR B:

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

x *Daria Wysocky*
DARIA WYSOCKY

Dated: 8.23.2022

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WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER, 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 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 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):

DAVID SUSMAN

Signature:

David Susman

Address:

1022 FOREST AVE
Oak Park IL 60302

Dated:

AUGUST 23, 2022

PRINT WITNESS NAME (B):

VERICA VOJICIC

Signature:

Verica Vojcic

Address:

6444 BELMONT
CHICAGO, IL 60634

Dated:

AUGUST 23, 2022

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NOTARY VERIFICATION SECTION

State of Illinois, County of Cook:

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DARIA WYSOCKY** the owner, 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:

x DAVID CWIK (signature)

Dated: AUGUST 23, 2022

(seal)



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Legal Description
Exhibit A

LOT 9(EXCEPT THE NORTH 8 FEET THEREOF) AND THE NORTH 16 FEET OF LOT 10 IN BLOCK 1 IN CLARK AND SEATON'S ADDITION TO MONT CLARE ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE ON JULY 23, 1891, BEING THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 13-30-302-046-0000

Address of Real Estate: 2736 N. Nordica, Chicago, Illinois 60707.

PROPERTY OF Cook County Clerk's Office