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THIS INSTRUMENT WAS PREPARED BY/MAIL TO:

Dan Alic / Law Office of Dan Alic
4848 N. Damen Avenue
Chicago, IL 60625

Doc#: 2226634155 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/23/2022 11:35 AM Pg: 1 of 3

NAME & ADDRESS OF PROPERTY OWNER:

Viorica Scheau
176 Grove Ave., Unit B
Des Plaines, IL 60016

**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: September 21, 2022, by the property owner or owners, whose name(s) is/are: Viorica Scheau, a widow and not remarried woman,, and currently live(s) at the street address of: 176 Grove Ave., Unit B in the City of: Des Plaines, and County of: Cook, in the State of: Illinois with a zip code of: 60016, 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 property, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on the date of: August 6, 2021 as document number: 2121828102 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 INDEX NUMBER(PIN): 09 - 16 - 100 - 07 1 - 0000

COMMONLY REFERRED TO ADDRESS: 176 Grove Ave., Unit B, Des Plaines, IL 60016

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**.

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>Cassandra Scheau</u>	<u>Sarah Scheau</u>	<u>Jason Scheau</u>	
<u>4346 N Pulaski #303</u>	<u>4346 N Pulaski #303</u>	<u>2818 N Drake Ave</u>	
<u>Chicago, IL 60641</u>	<u>Chicago, IL 60641</u>	<u>Chicago, IL 60618</u>	

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names 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)

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): Maricci Scheau PRINT OWNER NAME (B): _____
 SIGNATURE OF OWNER (A): [Signature] SIGNATURE OF OWNER (B): _____
 DATE SIGNED BEFORE NOTARY: 09-21-22 DATE SIGNED BEFORE NOTARY: _____

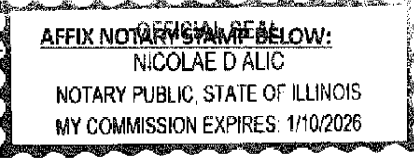
WITNESS DECLARATION – THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND A NOTARY PUBLIC.

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): Stouaron Hodgkinson PRINT WITNESS NAME (B): Paula Arban
 SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): [Signature]
 DATE SIGNED BEFORE NOTARY: 09/21/22 DATE SIGNED BEFORE NOTARY: 09/21/22

NOTARY VERIFICATION SECTION:

STATE OF Illinois)
)SS
 COUNTY OF Cook)
 DATE NOTARIZED: 9/21/2022



PRINT NOTARY NAME: Nicolae D. Alic SIGNATURE OF NOTARY: [Signature]

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LEGAL DESCRIPTION

BUILDING 12 UNIT "1-B" IN RIVER'S EDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN BLOCKS AND THAT PART OF THE UNIDENTIFIED OUTLOT IN RIVER'S EDGE PLANNED UNIT DEVELOPMENT, BEING A PLANNED UNIT DEVELOPMENT OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT NUMBER LR3212037, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Common Address 176 Grove Avenue, Unit B, Des Plaines, IL 60016
Property Index Number (PIN): 09-16-100-071-0000

Property of Cook County Clerk's Office