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TRANSFER ON DEATH INSTRUMENT

Doc#. 2232228302 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/18/2022 11:59 AM Pg: 1 of 3

*Pursuant to 755 ILCS 27/1 et seq.
(Illinois Residential Real Property
Transfer on Death Instrument Act)*

OWNER'S NAME AND ADDRESS AND MAIL/TAXES TO:

APOLONIA SOKOLOWSKA
725 Huntington Commons
Unit 212
Mount Prospect, IL 60056

BENEFICIARY'S NAME & ADDRESS:

ROBERT SOKOLOWSKI
725 Huntington Commons
Unit 212
Mount Prospect, IL 60056

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a TODI), which was completed and signed before a notary public on NOVEMBER 18, 2022, by the property owner whose name is APOLONIA SOKOLOWSKA, a widow, not since remarried, and who currently lives at the street address of 725 Huntington Commons, Unit 212, Mount Prospect, IL 60056 County of Cook, in the State of Illinois.

The owner, APOLONIA SOKOLOWSKA, while being of sound mind and disposing memory, does now 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 real property under a duly recorded DEED or other conveyance instrument which was recorded on July 26, 2019 as document number 1920708039 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:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

P.I.N.: 08-14-401-097-1030
PROPERTY ADDRESS: 725 Huntington Commons, Unit 212, Mount Prospect, IL 60056

The Owner, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, does hereby CONVEY and TRANSFER, effective on the death of the above-named Owner, or last to die of the Owners, the above-described real property to the named beneficiaries listed below:

**ROBERT SOKOLOWSKI, IF THEN LIVING.
IF ROBERT SOKOLOWSKI IS NOT THEN LIVING, THEN TO MONIKA SOKOLOWSKI
AND BENJAMIN J. SOKOLOWSKI, AS JOINT TENANTS. IN THE EVENT THAT MONIKA
SOKOLOWSKI AND BENJAMIN J. SOKOLOWSKI ARE NOT THEN LIVING, THEN TO
EWA SOKOLOWSKA AND ANDRZEJ GUT, AS TENANTS IN COMMON.**

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

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IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal the day and year first written above.

Apollonia Sokolowska

APOLONIA SOKOLOWSKA

WITNESSES:

STATE OF ILLINOIS, COUNTY OF COOK) SS: We, the undersigned witnesses, do hereby certify that the foregoing Transfer on Death Instrument was executed, declared, and signed on the date referenced above, and signed by the Owner APOLONIA SOKOLOWSKA as her voluntary Transfer on Death Instrument in our presence, at her request and in her presence and in the presence of each other. We also do hereby swear and affirm that we are signing our names to this instrument as witnesses thereto, believing to best of our knowledge that the Owner was at the time of signing of sound mind and memory, and that The Transfer on Death Instrument was signed freely and voluntarily, and under no undue influence or coercion by any parties, including us witnesses.

Witnesses:

Sign: *Aleksandra Slowik*

Print Name: Aleksandra Slowik

Address: 2860 S. River Rd., Suite 220
Des Plaines, IL 60018

Sign: *Cassandra Afryl Stefanski*

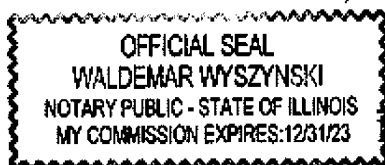
Print Name: Cassandra Afryl Stefanski

Address: 2860 S. River Rd., Suite 220
Des Plaines, IL 60018

NOTARY:

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that APOLONIA SOKOLOWSKA and Witnesses, Aleksandra Slowik and Cassandra Afryl Stefanski, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person on the date below and acknowledged that they signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 18th day of NOVEMBER 2022.



Waldemar Wyszynski
Notary Public

Prepared by: Waldemar Wyszynski, Esq., of Wyszynski and Webb PC
2860 S. River Rd., Suite 220, Des Plaines, IL 60018

Return to:

APOLONIA SOKOLOWSKA
725 Huntington Commons
Unit 212
Mount Prospect, IL 60056

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EXHIBIT A

LEGAL DESCRIPTION: PARCEL 1: UNIT 212 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKESIDE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24119747, IN THE EAST HALF OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY MOUNT PROSPECT NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1976 AND KNOWN AS TRUST NUMBER 599 AND RECORDED SEPTEMBER 23, 1977 AS DOCUMENT 2411974 AND CREATED BY THE MORTGAGE FROM RENO J. BIANCALANA TO PARK NATIONAL BANK OF CHICAGO DATED OCTOBER 31, 1977 AND RECORDED NOVEMBER 28, 1977 AS DOCUMENT 242113747 AS CREATED BY DEED FROM MOUNT PROSPECT STATE BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1976 AND KNOWN AS TRUST NUMBER 599 TO RENO J. BIANCALANA DATED OCTOBER 31, 1977 AND RECORDED NOVEMBER 28, 1977 AS DOCUMENT 24211373 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Property Address: 725 Huntington Commons, Unit 212, Mount Prospect, IL 60056

P.I.N.: 08-14-401-097-1030