## **UNOFFICIAL COPY**

Doc#. 2234613289 Fee: \$51.00

Karen A. Yarbrough Cook County Clerk

Date: 12/12/2022 02:15 PM Pg: 1 of 2

### TRANSFER ON DEATH INSTRUMENT (TODI)

Pursuant to §755 ILCS 27/1 et Seq. (Illinois Residential Real Property Transfer on Death Instrument)

#### PREPARED BY:

Annika Mitchell, Attorney Mitchell Law Firm, LLC 55 E. Monroe St., Suite 3800 Chicago, IL 60603

### PROPERTY OWNER INFORMATION:

Patricia Johnson 1625 Sheridan Road, Uott 204 Wilmette, IL 60091

on this 18th day of September 2022, by property owner Patricia Peltz Johnson who resides at 1625 Sheridan Road, Unit 204, Wilmette, Illinois 60091, Cock County, being of sound mind and disposing memory, does hereby make, declare, and publish this TODI stating and a testing to the following:

That the referenced property cwner is the surviving SOLE OWNER of residential real estate under a duly recorded DEED, executed on August 24, 2019, and recorded September 24, 2019, as document 1926716007 in the County of Cook, State of Illinois. Furthermore, this TODI is intended to transfer the following real property:

#### See Exhibit A, attached

Permanent Index Number (PIN): 05-27-201-040-1005

Property Commonly Referred to Address: 1625 Sheridan Road, Unit 204, Wilmette, Illinois 60091

The property owner, being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, does hereby convey and transfer, effective on death of the property owner, the above-described real estate to the following beneficiary: Charles H. Johnson, IV, of 1625 Sheridan Road, Unit 204, Wilmette, Illinois 60091. In the event Charles H. Johnson IV does not survive me, this property shall pass to the revocable trust of the owner, that is to the Patricia Johnson Trust, dated September 18, 2022, in the care of the then-acting trustee or co-trustees to act under the powers granted to the trustee or successor trustee in that trust.

This transaction is exempt under the provisions of 35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.

DATED this 8th day of September, 2022

Signature of Patricia Peltz Johnson, Property Owner

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#### WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Patricia Peltz Johnson, the property owner, as her Transfer on Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the property owner was at the time of signing of sound mind and memory, and under no undue influence.

WITNESS #1 NAME AND SIGNATURE	WITNESS #1 ADDRESS
Victor Zvizdic	4837 N Coundale
1st Steet a ZVIZdid	Chicago IL 120625
WITNESS #2 NAME AND SIGNATURE	WITNESS #2 ADDRESS
Footing Anton Ox	4837 N Lawndelle
1st Janton	Chrisego IL 60025
NOTARY VERIFICATION	
State of Illinois ) ) ss. County of Cook )	4nz
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY	
that Patricia Poltz Johnson, property owner, and the witnesses, personally known to me to be the same person whose	
name is subscribed on the foregoing instrument, appeared before me this day in person, and acknowledged that she	
signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set	
forth.	
Given under my hand and official seal, this day of day of	
[SEAL]	ile Chutell
ANTIKA C. MITCHELL NOTARY OFFICIAL SEAL Notary Public State of Illinois My Gorandon Expires My Gorandon Expires	PUBLIC