

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT



\*2234715033\*

SEND RECORDED DOCUMENT

Doc# 2234715033 Fee \$41.00

TO:

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

Valerie Ann Rickert  
220 Birdsell Unit A  
Houston, Texas 77007

KAREN A. YARBROUGH

COOK COUNTY CLERK

NAME AND ADDRESS OF PROPERTY OWNER:

DATE: 12/13/2022 03:05 PM PG: 1 OF 3

Valerie Ann Rickert  
220 Birdsell Unit A  
Houston, Texas 77007

This instrument was prepared by:

Above Space for Recorder's use only

Judith N. Kolman  
9501 W. Devon Ave. Ste 702  
Rosemont, Illinois 60018

THIS TRANSFER ON DEATH INSTRUMENT (herein after referred to as a TODI), which was completed and signed before a notary public on the following date: Oct. 18 2022, by the property owner, whose name is Valerie Ann Rickert, and currently lives at the street address of 220 Birdsell, Unit A, in the City of Houston, in the State of Texas with a zip code of 77007, while being of sound mind and disposing memory, does now hereby makes and declares and publishes 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 the date of November 5, 2013, as document number 33094035 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:

UNIT 409, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK HARBOR CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 26932046, IN FRACTIONAL SECTION 21, TOWNS WHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.

Permanent Real Estate Index Number: 14-21-109-019-1062

### COMMONLY REFERRED TO ADDRESS:

3620 North Pine Grove Ave., #409, Chicago, IL 60613

Finally, 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 upon the death of the above-named OWNER, the above-described real property to the named BENEFICIARIES on the following page in TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP, except as provided below.

S Y  
P 3  
S YH  
SC Y  
INT EB

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TRANSFER ON DEATH INSTRUMENT – THIS INSTRUMENT IS EXEMPT PURSUANT TO §35 ILCS 200/31-45, PARA, PROPERTY TAX CODE

**BENEFICIARY A**

Keri Leigh Belcher  
1641 E. TC Jester Blvd.  
Apt. 1621  
Houston, TX 77008

**BENEFICIARY B**

Kristi Anne Belcher  
17151 Via Flores  
San Lorenzo, CA 94580

as TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP, except as provided below.

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

**BENEFICIARY A**

Beneficiary A's child/children, if any  
If no child/children then to Beneficiary B

**BENEFICIARY B**

Beneficiary B's child/children, if any  
If no child/children then to Beneficiary A

In the event all of the above-referenced BENEFICIARIES predecease the owner, the following CONTINGENCY BENEFICIARY:

Saint Agnes Academy  
9000 Bellaire Blvd.  
Houston, Texas 77036

for the benefit of:

**THE RAYMOND J. RICKERT SCHOLARSHIP FUND**

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:

PRINT OWNER'S NAME: VALERIE ANN RICKERT

SIGNATURE OF OWNER: Valerie Ann Rickert

DATE SIGNED BEFORE NOTARY: 10/18/2022

**WITNESS DELARATION – 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 as her voluntary TODI in our presence, at the request of her, and while also in the presence of one another. We also 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.

PRINT WITNESS NAME (A): Joseph D. Radzwill

SIGNATURE OF WITNESS (A): J. D. Radzwill

DATE SIGNED BEFORE NOTARY: 10/18/22

PRINT WITNESS NAME (B): Stefania Melgar

SIGNATURE OF WITNESS (B): Stefania Melgar

DATE SIGNED BEFORE NOTARY: 10/18/2022

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## NOTARY VERIFICATION SECTION:

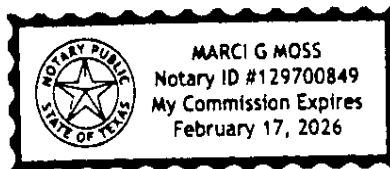
STATE OF Texas )  
 ) SS  
 COUNTY OF Harris )

DATE NOTARIZED: 10/18/2022

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 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: Marci G Moss  
 SIGNATURE OF NOTARY: *Marci G Moss*

**AFFIX NOTARY STAMP BELOW:**



Property of Cook County Clerk's Office