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THIS INSTRUMENT WAS PREPARED BY:



Linda Gies

Doc# 2301822056 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/18/2023 12:43 PM PG: 1 OF 3

NAME & ADDRESS OF PROPERTY OWNER:

Linda Gies
4940 S. East End Ave #3C
Chicago IL 60615

ILLINOIS RESIDENTIAL 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: JAN 9 2023, by the property owner or owners, whose name is or are: Linda

Gies, and currently live at the street address of: 4940 S. East End Ave

in the city of: Chicago IL, and county of: Cook, in the state of: Illinois

with a zip code of: 60615, while being of sound mind and disposing memory, do now hereby make, declare and

publish this TODI, stating and attesting to the following. That the above-referenced property owner or owners, is or are, the **SOLE** owner(s) of

the residential (which must be between 1 - 4 units) real estate, under a fully recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was

recorded on the date of: 4/27/2022 as document number: 2211718253 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

20-12-103-026-1016

PROPERTY IDENTIFICATION NUMBER(PIN): 20-12-102-007-1040

COMMONLY REFERRED TO ADDRESS: 4940 S. East End Ave #3C, Unit P-19
Chicago, IL 60615

Finally, the owner, or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Il, do 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 **EDWARD M. MOODY, COOK COUNTY RECORDER OF DEEDS** and **DOES NOT CONSTITUTE LEGAL ADVICE** in any way, shape or form. 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, as the **COOK COUNTY RECORDER OF DEEDS 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. IL REAL ESTATE TRANSFER TAX LAW

As referenced on the foregoing page, the aforementioned **OWNER** or **OWNERS** do 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**:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
David Scott Stevens			
Kelly Christine Benedicto			
Philip Anthony Benedicto			

If more **BENEFICIARIES** are desired, please attach separate sheet of paper with the full names and addresses of the desired additional **BENEFICIARIES**.

Also, if there are multiple beneficiaries, the **OWNER** or **OWNER** desires that the transfer be to those **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.

<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>

I, or we, the **SOLE OWNERS** hereby swear and affirm that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A):	Linda Gies	PRINT OWNER NAME (B):	
SIGNATURE OF OWNER (A):	<i>Linda Gies</i>	SIGNATURE OF OWNER (B):	<i>X</i>
DATE SIGNED BEFORE NOTARY:	JAN 9 2023	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 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 or owners 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):	Bruce Pugh	PRINT WITNESS NAME (B):	Michael K. Armstrong
SIGNATURE OF WITNESS (A):	<i>Bruce Pugh</i>	SIGNATURE OF WITNESS (B):	<i>Michael K. Armstrong</i>
DATE SIGNED BEFORE NOTARY:	1-9-23	DATE SIGNED BEFORE NOTARY:	1-9-23

NOTARY VERIFICATION SECTION:

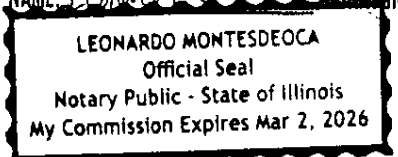
STATE OF Illinois)
) SS
 COUNTY OF Cook)

DATE NOTARIZED: 01/09/2023

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner or owners, 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.

AFFIX NOTARY STAMP BELOW:

PRINT NOTARY NAME: Leonardo Montesdeoca SIGNATURE OF NOTARY: *Leonardo Montesdeoca*



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LEGAL DESCRIPTION

Order No.: 22GSC017654NA

For APN/Parcel ID(s): 20-12-102-007-1040 and 20-12-103-026-1016

PARCEL 1:

UNIT #3C, AS DELINEATED UPON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF BLOCK 6 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTION 11 AND SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 6 WHICH IS 125 FEET NORTH OF THE SOUTH EAST CORNER OF SAID BLOCK, RUNNING THENCE NORTH ALONG SAID EAST BLOCK LINE A DISTANCE OF 38.84 FEET TO A CORNER OF SAID BLOCK; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK, A DISTANCE OF 116.13 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID NORTHEASTERLY BLOCK LINE, A DISTANCE OF 41.13 FEET TO AN INTERSECTION WITH A LINE 107 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID BLOCK; THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 100 FEET TO A POINT 125 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, A DISTANCE OF 107 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 9, 1972 AND KNOWN AS TRUST NUMBER 77323, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT 22467238; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS UNIT FD 054233 140328 RESIDENTIAL TITLE INSURANCE POLICY 9 71-52-609 SCHEDULE A CONTINUED DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT P-19 IN INDIAN VILLAGE PARKING CONDOMINIUM TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN INDIAN VILLAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 95851051 AND AMENDMENT RECORDED AS DOCUMENT 96864180, AND AMENDMENT RECORDED AS DOCUMENT 98237651 AND RERECORDED AS DOCUMENT 98549482, IN THE NORTHWEST FRACTIONAL SECTION 12, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.