

# UNOFFICIAL COPY



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**THIS INSTRUMENT WAS PREPARED BY/MAIL TO:**

Katie M. Clancy, Clancy & Associates, Ltd.  
901 Warrenville Road, Suite 201  
Lisle, IL 60532

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 01/24/2023 11:25 AM PG: 1 OF 3

**NAME & ADDRESS OF PROPERTY OWNER:**

Timothy Marino and Angela Marino  
6221 N. Niagara Avenue #101  
Chicago, IL 60631

**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: January 3, 2023, by the property owner or owners, whose name(s) is/are: Timothy Marino and Angela Marino, and currently live(s) at the street address of: 6221 N. Niagara Avenue #101 in the City of: Chicago and County of: Cook in the State of: Illinois with a zip code of: 60631, 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: \_\_\_\_\_ as document number: \_\_\_\_\_ 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): 1 3 - 0 6 - 1 1 0 - 0 5 0 - 1 0 0 1

COMMONLY REFERRED TO ADDRESS: 6221 N. Niagara #101  
Chicago, IL 60631

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.

SEARCHED  
SERIALIZED  
INDEXED  
FILED  
JAN 24 2023  
COOK COUNTY CLERK'S OFFICE

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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)
Nicholas A. Marino Third			
Party Special Needs Trust			

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): Timothy Marino PRINT OWNER NAME (B): Angela Marino  
 SIGNATURE OF OWNER (A): Timothy D. Marino SIGNATURE OF OWNER (B): Angela Marino  
 DATE SIGNED BEFORE NOTARY: January 3, 2023 DATE SIGNED BEFORE NOTARY: January 3, 2023

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

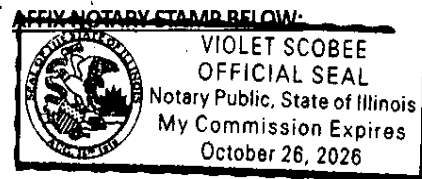
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner(s) as her, his, or their voluntary TODI in our presence, at the request of her him or them, and while also in the presence of one another. We also do now 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): Kathryn Clancy PRINT WITNESS NAME (B): Elizabeth Dean  
 SIGNATURE OF WITNESS (A): Kathy SIGNATURE OF WITNESS (B): Elizabeth M. Dean  
 DATE SIGNED BEFORE NOTARY: 01/03/2023 DATE SIGNED BEFORE NOTARY: 1/3/23

**NOTARY VERIFICATION SECTION:**

STATE OF Illinois )  
 )SS  
 COUNTY OF DuPage )  
 DATE NOTARIZED: 1/3/23

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.



PRINT NOTARY NAME: Violet Scobee SIGNATURE OF NOTARY: Violet Scobee

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**Legal Description:**

Unit No. 101 as delineated on a survey of the following described parcel of real estate:  
The Westerly 232.0 feet (measured along the Northerly and Southerly line) of Lot 40 of the Westerly 300.0 feet (measured along the Northerly and Southerly line) of Lot 41 all of Lot 42 all in Block 64 in "Norwood Park", a subdivision of that part of Norwood Park, lying North and East of Norwood Avenue, being all of Section 6, Township 40 North, Range 13 (except 30 acres in the North East 1/4 of the North East 1/4 North of Rand Road) and part of Section 31, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois also that part of Lots 5 and 6 which lies Northwesterly of a line drawn from a point in the Northerly line of Lot 5; said point being 67.0 feet Southeasterly of the Northwesterly corner of Lot 5; to a point in the Southerly line of Lot 6, said point being 65.0 feet Southeasterly of the Southwesterly corner of Lot 6, measured along the Southerly line of Lot 6, In H.P. Lelder's Resubdivision of Lots 12 to 17 inclusive in Block 64 in "Norwood Park" a subdivision in Section 6, Township 40 North, Range 13 East of the Third Principal Meridian which plat of survey is attached as Exhibit "A" to Declaration of Condominium made by First Bank of Oak Park, a National Banking Association, as Trustee under trust agreement dated August 1, 1968 and known as Trust Number 8484 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22052942 and amended from time to time together with its undivided percentage interest in the common elements all in Cook County, Illinois.

Cook County Clerk's Office