

UNOFFICIAL COPY

Doc#: 2302545021 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2023 09:28 AM Pg: 1 of 3

REVOCABLE TRANSFER ON DEATH INSTRUMENT

This Space is for Recorder's Office use only

THIS TRANSFER ON DEATH INSTRUMENT is a transfer on death instrument pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1 *et. seq.* made this 15th day of November 2022, by THOMAS SANDRI, of the City of Chicago, County of Cook, and State of Illinois, being the sole Owner of the following legally described residential real estate located in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Index Number(s): 14-05-209-027-1024 AND 14-05-209-027-1116

Property Address: 6150 N. Kenmore Ave., Unit 7C, Chicago, IL 60660 and Unit PA-35

THOMAS SANDRI, being of sound mind and memory, hereby revokes all prior transfer on death instruments for the above-described residential real estate, and conveys and transfer effective on the death of Owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above-described residential real estate to the following Designated Beneficiaries:

25% (twenty-five percent) to DEBORAH GARRISON, if living, otherwise to her descendants per stirpes;

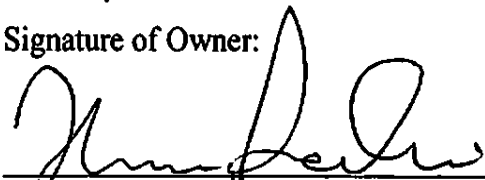
25% (twenty-five percent) to ANTHONY RICK SANDRI, if living, otherwise to his descendants per stirpes;

25% (twenty-five percent) to KATHLEEN SWANSON, if living, otherwise to her descendants per stirpes; and

25% (twenty-five percent) to LAURA COLDERCHANT, if living, otherwise to her descendants per stirpes.

IN WITNESS WHEREOF, the said Owner has executed this Transfer on Death Instrument on 11/15, 2022.

Signature of Owner:



THOMAS SANDRI

STATE OF ILLINOIS)
UNOFFICIAL COPY

) ss.
COUNTY OF COOK)

I, Elizabeth Fink, a notary public in and for the County and State aforesaid, do hereby certify that THOMAS SANDRI, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth including the release and waiver of Homestead.

Given under my hand and notarial seal, this 15 day of November, 2022.



[Signature]
Notary Public
My Commission Expires: 10/14/24

Witness Attestation

We hereby certify that in our presence, on the date appearing above, THOMAS SANDRI signed the foregoing instrument and acknowledged it to be his Transfer on Death Instrument; that at his request and as a free and voluntary act, in their presence and in the presence of each other, we have signed our names below as witnesses, and that we believe him to be of sound mind and memory.

[Signature]
Signed

Melie Whithead 1627 W Benet Chicago
Name and Address

[Signature]
Signed

PATRYCJA KARZEWSKI 8659 W FOSTER AVE, CHICAGO, IL 60656
Name and Address

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Subscribed and sworn to before me this 15 day of November, 2022.



[Signature]
Notary Public
My commission expires: 10/14/24

Future Taxes to Owner's Address.
Mail to/
This Instrument was prepared by:
WhiteheadFink Elder Law, LLC
6232 N. Pulaski Rd., Ste 404
Chicago, IL 60646

UNOFFICIAL COPY

LEGAL DESCRIPTION:

UNIT 7C AND PARKING UNIT PA-35 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN BRANDON SHORES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97074410, AS AMENDED, IN THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

(1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING. (2) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD. (3) PUBLIC AND UTILITY EASEMENTS AND BUILDING LINES. (4) GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

Property of Cook County Clerk's Office