

# UNOFFICIAL COPY

**ILLINOIS TRANSFER ON  
DEATH INSTRUMENT (TODI)  
Pursuant to § 755 ILCS 27/1 et seq.**

**Prepared by:**  
Matthew C. Swenson  
Emerson Law Firm, LLC  
715 Lake St., Suite 420  
Oak Park, IL 60301

**NAME AND ADDRESS OF OWNER:**

Judith Marie Johnson  
8564 Scheer Dr.  
Tinley Park, IL 60487

**\*Mail to Owner at above address\***



Doc# 2303816005 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/07/2023 09:45 AM PG: 1 OF 3

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This **TRANSFER ON DEATH INSTRUMENT** (hereinafter referred to as a "TODI"), which was completed and signed before a notary public on the following date: Feb. 1, 2023 by the property **OWNER**, who currently lives at the street address of 8564 Scheer Dr., Tinley Park, IL 60487, while being of sound mind and disposing memory, does hereby make, declare and publish this **TODI**, stating and attesting to the following. That the above-referenced property owner is the **SOLE** owner of the residential real estate, under a duly recorded **DEED** which was recorded on the date of January 14, 2001 as document number 10118118 with the Cook County Recorder of Deeds in the State of Illinois. Furthermore, this **TODI** is intended to transfer the following real property:

LEGAL DESCRIPTION:

**UNIT NUMBER 8564 IN THE KIRBY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN CERTAIN TOWN POINTE MULTI-FAMILY SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99,333,248, AS MAY BE AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.**

PROPERTY IDENTIFICATION NUMBER (PIN): 27-35-304-037-1053

COMMONLY REFERRED TO ADDRESS: 8564 Scheer Dr., Tinley Park, IL 60487

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**TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARAGRAPH (e), IL REAL ESTATE TRANSFER TAX LAW)**

Finally, the **OWNER** hereby revokes all prior transfer on death instruments for the above described residential real estate, and, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, does now **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, the above described real property to my children: **DIONNE MARIE LEGGIN**, of 1046 Eastern Ave., Bellwood, IL 60104, and **MAYA ALYSE GUTHRIE**, of 1500 Jerele Ave., Berkeley, IL 60163, to hold as **Joint Tenants with Right of Survivorship**.

This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

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

Judith Marie Johnson  
Judith Marie Johnson

Feb 1, 2023  
Dated

**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 as her voluntary TODI in our presence, at the request of her, 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 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.

Sandra Emerson  
(Witness #1 Signature)

ADDRESS

715 Lake St. #420  
Oak Park IL 60301

Sandra Emerson  
(Witness #1 Print Name)

Jacqueline Barnes  
(Witness #2 Signature)

ADDRESS

715 Lake St. #420  
Oak Park IL 60301

Jacqueline Barnes  
(Witness #2 Print Name)

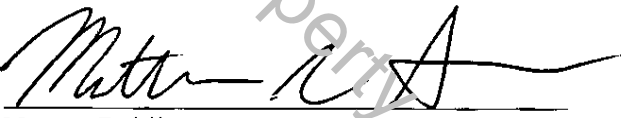
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TRANSFER ON DEATH INSTRUMENT - PAGE 3 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARAGRAPH (e), IL REAL ESTATE TRANSFER TAX LAW)

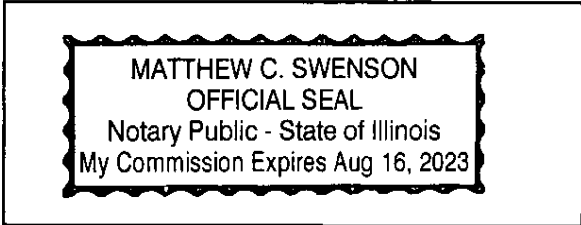
STATE OF ILLINOIS            )  
  )       SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Owner and witnesses personally known to me to be the same persons whose names are 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 notarial seal this 1<sup>st</sup> day of February, 2023,



Notary Public



Property of Cook County Clerk's Office