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Karen A. Yarbrough

Cook County Clerk

Date: 02/16/2023 10:46 AM Pg: 1 of 4

DOCUMENT COVERSHEET

TYPE OF DOCUMENT: TRANSFER ON DEATH INSTRUMENT

GRANTOR: _____

GRANTEE: _____

DATE OF DOCUMENT: 2/14/2023

Property of Cook County Clerk's Office

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TRANSFER ON DEATH INSTRUMENT (TODI)

Owner's name and address and Taxes To:

Caroline Freer
1236 Chicago Avenue, #501
Evanston, IL 60202

Beneficiary's name and address:

Evan Edward Joseph Sheaffer
4748 N. Monticello Unit 1N
Chicago, IL 60625

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), made this 14th day of February, in the year of 2023, by CAROLINE FREER, who resides at 1236 Chicago Avenue, #501, Evanston, Illinois 60202 being of sound mind and disposing memory, does hereby make, declare and publish this TODI stating as follows:

That the above referenced property owner is the SOLE owner of residential real estate under a duly recorded DEED recorded February 10, 2021, as document 2104120065 in the County of Cook, State of Illinois. The residential real estate is legally described as follows:

PARCEL 1: UNIT NUMBER D501 IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS OR PARTS THEREOF IN G.M. LIMITED PARTNERSHIP-CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST 1/4 OF SECTION 19. TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011237861; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF P-79, P-80 AND S-79, LIMITED COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID DECLARATION.

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PARCEL 3: EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1210 CHICAGO AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND TR CHICAGO AVENUE PARTNERS, L.P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS DOCUMENT NO. 00S89859.

Property Identification Number (PIN) of: 11-19-105-040-1081
Property Address: 1236 Chicago Avenue, #501, Evanston, IL 60202

The owner, being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, does hereby convey and transfer, effective on death of the Owner, the above-described real estate.

BENEFICIARY DESIGNATION

EVAN EDWARD JOSEPH SHEAFFER

This transfer is Exempt under provisions of 35 ILCS 200/31-45, Paragraph e, Illinois Real Estate Transfer Tax Law.

2-14-2023
Date Document Executed

[Signature]
Signature of Owner

WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as his Transfer on Death Instrument in our presence and that we, at his request and in his presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no undue influence.

bravevine Shimp [Signature]
Witness 1 Printed Name Witness 1 Signature

5215 Old Orchard, Skokie IL 60077
Witness 1 Address

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Madelina Trombello Madelina
 Witness 2 Printed Name Witness 2 Signature

5215 Old Orchard Rd
 Witness 2 Address

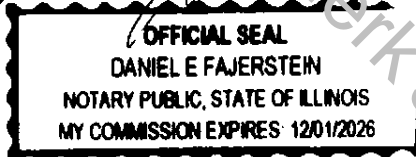
NOTARY VERIFICATION

STATE OF ILLINOIS)
) SS
 COUNT 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 they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notarial seal this 17th day of February, 2023.

NOTARY PUBLIC SIGNATURE *[Signature]*

NOTARY PUBLIC STAMP



Prepared By: Daniel E. Fajerstein, 513, Chicago Avenue, Evanston, IL 60202

Mail to: Caroline Freer, 1236 Chicago Avenue, #501, Evanston, IL 60202