

# UNOFFICIAL COPY

**This Instrument Prepared by:**

Lucy Kirschinger, Esq.  
Attorney Consumer Counseling, P.C.  
155 N. Michigan Ave., #301  
Chicago, IL 60601

**After Recording Return to:**

Peter G. Ellis  
9605 S. Keeler  
Suite One West  
Oak Lawn, IL 60453

**MAIL TAX BILLS TO:**

Peter G. Ellis  
9605 S. Keeler  
Suite One West  
Oak Lawn, IL 60453



Doc# 2306222073 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/03/2023 02:16 PM PG: 1 OF 4

(For Recorder's Use Only)

## TRANSFER ON DEATH INSTRUMENT

I, PETER G. ELLIS (hereinafter referred to as "Owner"), who resides at 9605 S. Keeler Suite One West, Oak Lawn, IL 60453. The Owner is the Owner of record of 4819 W. Engle Road, Unit 2D, Alsip, IL 60803. The Owner does hereby transfer to the following beneficiaries ("Beneficiary" or collectively, "Beneficiaries") in the following shares, effective on the Owner's death:

Name	Address	Share
GEORGE P. ELLIS	9605 S. Keeler, Suite One West, Oak Lawn, IL 60453	33 1/3%
VICTORIA L. ELLIS	9605 S. Keeler, Suite One West, Oak Lawn, IL 60453	33 1/3%

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ANDREW P. ELLIS	9605 S. Keeler, Suite One West, Oak Lawn, IL 60453	33 1/3%
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the following real property located in Cook County, State of Illinois (hereafter referred to as the "Residential Real Property"):

UNIT 4812-2D IN ENGLE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARCEL 1: LOT 5 AND THE NORTHERLY 20.00 FEET OF THE SOUTHERLY 36.00 FEET OF THE EASTERLY 72.00 FEET OF LOT 4 ALL IN CAMELOT EAST, BEING A SUBDIVISION OF THAT PART OF THE WEST 300.00 FEET OF THE EAST 350.00 FEET OF THAT PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF THE DRAINAGE DITCH (EXCEPTING THEREFROM THAT PART PORTION TAKEN FOR 127<sup>TH</sup> STREET AND FOR THE ILLINOIS TOLL HIGHWAY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 4 (EXCEPT THE NORTHERLY 20.00 FEET OF THE SOUTHERLY 36.00 FEET OF THE EASTERLY 72.00 FEET THEREOF) IN CAMELOT EAST BEING A SUBDIVISION OF THAT PART OF THE WEST 300.00 FEET OF THE EAST 350.00 FEET OF THAT PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ SECTION 33, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF THE DRAINAGE DITCH (EXCEPTING THEREFROM THAT PART TAKEN FOR 127<sup>TH</sup> STREET AND THE ILLINOIS TOLL HIGHWAY (IN COOK COUNTY, ILLINOIS TOLL HIGHWAY) IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 17 (EXCEPT THE NORTH 10 FEET THEREOF) IN CAMELOT RESUBDIVISION OF LOTS 1 THROUGH 10 IN CAMELOT SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13, 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 0020108877, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

The Beneficiaries listed on this Transfer on Death Instrument ("TODI") are my two (2) sons and daughter-in-law. To date, I have not adopted or had any other children.

In the event that the transfer is to Beneficiaries, and one or more of the Beneficiaries predecease the Owner or are not in existence on the date of the Owner's death, then the transfer of the Residential Real Property to such one or more of the Beneficiaries shall be transferred to the then surviving Beneficiaries listed above in equal shares.

The property index number (PIN) of the property is # 24-33-201-023-1020.

No consideration was provided for this Transfer on Death Instrument.

Residential Real Property address: 4819 W. Engle Road, Unit 2D, Alsip, IL 60803.

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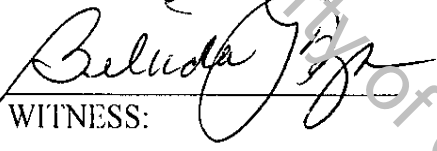
Dated this 2 day of March, 2023.

  
PETER G. ELLIS

Dated this 2<sup>nd</sup> day of March, 2023.

  
WITNESS:

Dated this 2<sup>nd</sup> day of March, 2023.

  
WITNESS:

STATE OF ILLINOIS

COUNTY OF COOK

)  
) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PETER G. ELLIS, 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 and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated this 2<sup>nd</sup> day of March, 2023.

(Seal)

  
Notary Public, State of Illinois



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STATE OF ILLINOIS )  
 ) ss.  
 COUNTY OF COOK )

We, the undersigned, being the witnesses whose names are signed to the foregoing Transfer on Death Instrument of PETER G. ELLIS, being first duly sworn, do hereby declare to the undersigned authority that PETER G. ELLIS, the Owner, in our presence, as the witnesses to the Transfer on Death Instrument of PETER G. ELLIS, signed the Transfer on Death Instrument of PETER G. ELLIS, that the Owner signed willingly as his free and voluntary act for the purposes set forth therein, and that each of us, in the presence of the Owner and in the presence of each other, signed the Transfer on Death Instrument of PETER G. ELLIS as a witness, and that to the best of our knowledge and belief, the Owner was, at the time of signing, of sound mind and memory.

Lucy Adams  
 Witness: Lucy Adams  
 Address: 516 W 27<sup>th</sup> St  
Chicago IL 60616

Belinda Loza  
 Witness: Belinda Loza  
 Address: 155 N. Michigan Ave., #540  
Chicago, IL 60601

Signed and sworn to before me on this 2<sup>nd</sup> day of March, in the year 2023 by  
 Witness Lucy Adams and Witness Belinda Loza.

(Seal)



[Signature]  
 Notary Public, State of Illinois

The Owner hereby declares that this Transfer On Death Instrument represents a transaction, which is exempt under the provisions of 35 ILCS 200/31-45, paragraph e, of the Real Estate Transfer Tax Law.