

THIS INSTRUMENT WAS PREPARED BY MAIL TO

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/25/2023 10:43 AM PG: 1 OF 3

NAME & ADDRESS OF PROPERTY OWNER:

Barbara L. Meredith

3034 Palmer Court

Flossmoor, IL 60422-1466

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: APR 19, 2023, by the property owner or owners, whose name(s) is/are: Barbara L. Meredith, and currently live(s) at the street address of: 3034 Palmer Court in the City of: Flossmoor and County of: Cook in the State of: Illinois with a zip code of: 60422-1466, 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: 05 / 03 / 2016 as document number: 1612422121 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- [X] SEE ATTACHED

see the legal description attached hereto as Rider 1

PROPERTY INDEX NUMBER(PIN): 31 - 1 2 - 1 0 0 - 0 5 0 - 1 0 0 1

COMMONLY REFERRED TO ADDRESS: 3034 Palmer Court, Flossmoor, Il 60422-1466

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.

UNOFFICIAL COPY

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)
Donald R. Brown	Trae Ireland		

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): Barbara L. Meredith PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): *Barbara L. Meredith* SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: 04-19-2023 DATE SIGNED BEFORE NOTARY: _____

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): Nehely Serrano PRINT WITNESS NAME (B): Angeles Robinson Miles
SIGNATURE OF WITNESS (A): *Nehely Serrano* SIGNATURE OF WITNESS (B): *Angeles Robinson Miles*
DATE SIGNED BEFORE NOTARY: 4-19-23 DATE SIGNED BEFORE NOTARY: 4-19-23

NOTARY VERIFICATION SECTION:

STATE OF Illinois)
)SS
COUNTY OF Cook)
DATE NOTARIZED: *[Signature]*

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.

AFFIX NOTARY STAMP BELOW:



PRINT NOTARY NAME: Roland Treaseh SIGNATURE OF NOTARY: *[Signature]*

UNOFFICIAL COPY**RIDER NUMBER 1**

LEGAL DESCRIPTION FOR TRANSFER ON DEATH INSTRUMENT OF

BARBARA L. MEREDITH RE

PARCEL 1: UNIT BUILDING NUMBER 49, IN BAYTHORNE CONDOMINIUM II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 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 NUMBER 25285577, AND REGISTERED AS DOCUMENT NUMBER LR3136999, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE BAYTHORNE COMMUNITY ASSOCIATION, RECORDED AS DOCUMENT NUMBER 25216753 AND FILED AS DOCUMENT NUMBER LR3127820, IN COOK COUNTY, ILLINOIS.

TAX NUMBER	31 12 100 050 1001
STREET ADDRESS	3034 PALMER COURT, FLOSSMOOR, IL 60422-1466