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PREPARED BY and MAIL TO:

Gerald Nordgren

25 E Washington St.

Chicago, IL 60602

NAME & ADDRESS OF PROPERTY OWNER:

Geraldine Palmer

1919 Lee St.

Evanston, IL 60202



Doc# 2312422007 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/04/2023 09:39 AM PG: 1 OF 3

ILLINOIS RESIDENTIAL 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: _____, by the property owner or owners, whose name is or are: Geraldine Palmer

_____ and currently live at the street address of: 1919 Lee St

in the city of: Evanston, and county of: Cook, in the state of: IL

with a zip code of: 60202, while being of sound mind and disposing memory, do now hereby make, declare and

publish this TODI, stating and attesting to the following. That the above-referenced property owner or owners, is or are, the **SOLE** owner(s) of the residential (which must be between 1 - 4 units) real estate, under a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was recorded on the date of: 01/04/2013 as document number: 1300408108 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- SEE ATTACHED

PROPERTY IDENTIFICATION NUMBER(PIN): 1 0 - 2 4 - 1 1 6 - 1 8 1 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 1919 Lee St
Evanston, IL

Finally, the owner, or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of IL, do 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 **KAREN A. YARBROUGH, COOK COUNTY CLERK** and **DOES NOT CONSTITUTE LEGAL ADVICE** in any way, shape or form. 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, as the **COOK COUNTY CLERK'S OFFICE STAFF MAY NOT** assist you with the preparation of this, or any, legal document.

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

As referenced on the foregoing page, the aforementioned **OWNER** or **OWNERS** do 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**:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
<u>Toni S. Stevens</u>	<u>Tyrone D. Palmer</u>	_____	_____

If more **BENEFICIARIES** are desired, please attach separate sheet of paper with the full names and addresses of the desired additional **BENEFICIARIES**. Also, if there are multiple beneficiaries, the **OWNER** or **OWNER** desires that the transfer be to those **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.

<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>
_____	_____	_____	_____

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

PRINT OWNER NAME (A): GERALDINE PALMER PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): Geraldine Palmer SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: August 23, 2022 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 NOTARY PUBLIC:
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date set forth above, and signed by the owner or owners as the owner or owners voluntary TODI in our presence, at the request of the owner or owners, 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): Chelsea G. Herring PRINT WITNESS NAME (B): Lee Smith III
SIGNATURE OF WITNESS (A): Chelsea A. Herring SIGNATURE OF WITNESS (B): Lee Smith III
DATE SIGNED BEFORE NOTARY: 8/23/2022 DATE SIGNED BEFORE NOTARY: 8/23/2022

STATE OF Illinois)
) SS
COUNTY OF Cook)

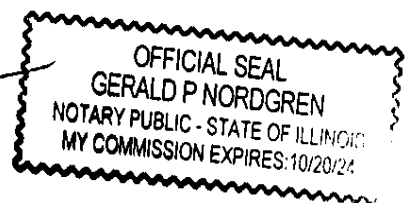
NOTARY VERIFICATION SECTION:

DATE NOTARIZED: 8-23-2022

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: GERALD NORDGREN SIGNATURE OF NOTARY: Gerald Nordgren



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PARCEL 1:
 LOT 95 IN DOD-LEE BUILDERS, INC. RESUBDIVISION OF LOT 10 (EXCEPT THE NORTH 16 FEET THEREOF) IN AND LOTS 11 THROUGH 26, BOTH INCLUSIVE, AND LOT 27 (EXCEPT THE NORTH 16 FEET THEREOF) IN BLOCK 1 IN ROGHE'S RESUBDIVISION OF BLOCK 1 IN GRANT'S ADDITION TO EVANSTON, BEING THE EAST 2/3 OF THE SOUTH 1/2 OF SECTION 14 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BANK OF RAVENSWOOD, AS TRUSTEE UNDER TRUST NUMBER 25-3376, RECORDED AS DOCUMENT 24628959, OVER AND ACROSS THE AREAS DESIGNATED ON THE PLAT OF SURVEY ATTACHED TO AND MADE A PART OF THE AFORESAID DECLARATION.

