

# UNOFFICIAL COPY

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# 2312422009 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/04/2023 09:40 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: 01/22/2009 as document number: 0902240108 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):** 2 4 - 3 5 - 3 0 9 - 0 3 4 - 0 0 0

**COMMONLY REFERRED TO ADDRESS:** 3628 W. 135th Street  
Robbins, IL 60472

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 8 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>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></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/D 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>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></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: Aug 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 referenced 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 G. Herring SIGNATURE OF WITNESS (B): Lee Smith III

DATE SIGNED BEFORE NOTARY: 8/23/2022 DATE SIGNED BEFORE NOTARY: 8/23/2022

**NOTARY VERIFICATION SECTION:**

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

DATE NOTARIZED: 8-23-22

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.

PRINT NOTARY NAME: GERALD NORDGREN SIGNATURE OF NOTARY: Gerald Nordgren

OFFICIAL SEAL  
 GERALD P NORDGREN  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: 10/20/24

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State of IL to wit:

Lot 15 in block six (6) in Lincoln Manner, East Subdivision, Section 35 Township, 37 North Range 12 east of the third (3<sup>rd</sup>) principal meridian according to the plat thereof recorded as document 13956012 in Cook County, Illinois, Permanent Tax #24-35-309-035-0000.

Lot 16 in block six (6) in Lincoln Manner, East Subdivision, being a subdivision, of the part of the South 945.0 feet of the east half of the Southwest quarter and the South 945.0 feet of the 37 North Range 12 East of the third (3<sup>rd</sup>) principal meridian according to the plat in the Office of the Recorder of Deeds, Cook County, Illinois, Permanent Tax #24-35-309-034, commonly known as 3628 West 135<sup>th</sup> Street, Robbins, Illinois 60472.

PROHIBITED  
Cook County Clerk's Office

Not a valid document for recording  
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Not a valid document for recording