

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY/MAIL TO:

RALPH J JOHNSON  
8131 W WINNEMAC AVE  
NORRIDGE, IL, 60706

NAME & ADDRESS OF PROPERTY OWNER:

RALPH J AND MARY L JOHNSON  
8131 W WINNEMAC AVE  
NORRIDGE, IL, 60706



Doc# 2315849002 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2023 09:46 AM PG: 1 OF 2

**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: JUNE 1, 2023, by the property owner or owners, whose name(s) is/are: RALPH J JOHNSON AND MARY L JOHNSON, HIS WIFE, and currently live(s) at the street address of: 8131 W WINNEMAC AVE in the City of: NORRIDGE and County of: COOK in the State of: ILLINOIS with a zip code of: 60706, 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: 8/3/1998 as document number: 98676206 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  SEE ATTACHED

LOT 19 IN FIRST ADDITION TO CHARMAINE ESTATES SUBDIVISION OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PROPERTY INDEX NUMBER(PIN): 1 2 - 1 1 - 4 1 4 - 0 0 4 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 8131 W WINNEMAC AVE, NORRIDGE, IL, 60706

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**.

eSign

S  
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INT

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**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)
SCOTT M	ERIC J	ELIZABETH A	
JOHNSON	JOHNSON	JOHNSON WEISS	

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): RALPH J JOHNSON PRINT OWNER NAME (B): MARY L JOHNSON  
 SIGNATURE OF OWNER (A): *Ralph Johnson* SIGNATURE OF OWNER (B): *Mary L Johnson*  
 DATE SIGNED BEFORE NOTARY: JUNE 1, 2023 DATE SIGNED BEFORE NOTARY: JUNE 1, 2023

**WITNESS DECLARATION – THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND A NOTARY PUBLIC:**

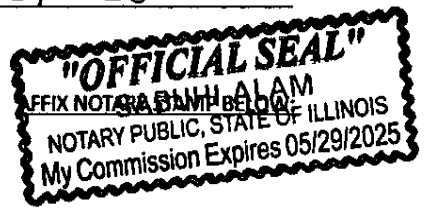
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner(s) as her, his, or their voluntary TODI in our presence, at the request of her, him or them, and while also in the presence of one another. We also do now 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): Barbara Burtch PRINT WITNESS NAME (B): JOSEPH ANGELO  
 SIGNATURE OF WITNESS (A): *Barbara Burtch* SIGNATURE OF WITNESS (B): *Joseph Angello*  
 DATE SIGNED BEFORE NOTARY: 6/1/2023 DATE SIGNED BEFORE NOTARY: 6/1/2023

**NOTARY VERIFICATION SECTION:**

STATE OF ILLINOIS )  
 )SS  
 COUNTY OF COOK )  
 DATE NOTARIZED: 06-01-2023

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: Sabuki Alam SIGNATURE OF NOTARY: *Sabuki Alam*