

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Wai Kwong  
Sam mui Kwong



Doc# 2317246031 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2023 11:19 AM PG: 1 OF 2

NAME & ADDRESS OF PROPERTY OWNER:

Wai Kwong & Sam mui Kwong  
6147 N. Francisco Ave  
Chicago, IL 60659

## 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: 06/06/2023, by the property owner or owners, whose name is or are: Wai Kwong & Sam mui Kwong and currently live at the street address of: 6147 N. Francisco Ave in the city of: Chicago and county of: Cook County, in the state of: IL with a zip code of: 60659, 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: 06/04/2001 as document number: 0010168453 with the proper County Agency in the County of: Cook County 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

LOT 14 (Except the South 5.5 feet thereof) in Block 2 in the resubdivision of Blocks 1, 2, 3 and 4 in T.J. Grady's Fifth Green Briar Addition to North Edgewater in the South East 1/4 of the North West 1/4 of Section 1, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PROPERTY IDENTIFICATION NUMBER(PIN): 13-01-120-040-0000

COMMONLY REFERRED TO ADDRESS: 6147 N. Francisco Ave  
Chicago, IL 60659

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**.

S  
P  
S  
SC  
INTJP

**SPECIAL NOTICE:** This form is provided compliments of **EDWARD M. MOODY, COOK COUNTY RECORDER OF DEEDS** 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 RECORDER OF DEEDS 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. 1L 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><b>BENEFICIARY (A)</b></u>	<u><b>BENEFICIARY (B)</b></u>	<u><b>BENEFICIARY (C)</b></u>	<u><b>BENEFICIARY (D)</b></u>
<u>Robert Kwong</u>	<u>Steven Kwong</u>	_____	_____
<u>1406 NW 39th Terrace 1219 Hoffman Ave</u>			
<u>Elainesville IL 32605 Park Ridge, IL 60068</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><b>CONTINGENCY BENEFICIARY (A)</b></u>	<u><b>CONTINGENCY BENEFICIARY (B)</b></u>	<u><b>CONTINGENCY BENEFICIARY (C)</b></u>	<u><b>CONTINGENCY BENEFICIARY (D)</b></u>
<u>Timothy Kwong</u>	_____	_____	_____
<u>6147 N. Francisco Ave</u>			
<u>Chicago, IL 60659</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): <u>Wai Kwong</u>	PRINT OWNER NAME (B): <u>Sam mui Kwong</u>
SIGNATURE OF OWNER (A): <u><i>Wai Kwong</i></u>	SIGNATURE OF OWNER (B): <u><i>Sam mui Kwong</i></u>
DATE SIGNED BEFORE NOTARY: <u>6/6/2023</u>	DATE SIGNED BEFORE NOTARY: <u>6/6/2023</u>

**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 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): <u>SHU NUEN LEUNG</u>	PRINT WITNESS NAME (B): <u>MENG LBONTA</u>
SIGNATURE OF WITNESS (A): <u><i>Shu Nuen Leung</i></u>	SIGNATURE OF WITNESS (B): <u><i>Meng Leont</i></u>
DATE SIGNED BEFORE NOTARY: <u>6-6-23</u>	DATE SIGNED BEFORE NOTARY: <u>6-6-23</u>

**NOTARY VERIFICATION SECTION:**

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

DATE NOTARIZED: 6/6/23

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: Robert L. Taylor SIGNATURE OF NOTARY: *Robert L. Taylor*

