

THIS INSTRUMENT WAS PREPARED BY MAIL TO:

UNOFFICIAL COPY



DAVID L. CWIK
6968 W. NORTH AVE.
CHICAGO, IL 60707

Doc# 2324015007 Fee \$41.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/28/2023 11:32 AM PG: 1 OF 5

NAME & ADDRESS OF PROPERTY OWNER:

MARY ANN CASEY
2731 N. 77TH AVE.
ELMWOOD PARK, IL 60707

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: 23RD day of August, 2023 by the property owner whose name is: **MARY ANN CASEY, a single person** and currently lives at the street address of **2731 N. 77th Avenue, Elmwood Park, IL 60707** while being of sound mind and disposing memory, does now hereby make, declare and publish this TODI, stating and attesting to the following: That the above-referenced property owner is the sole owner of the property under a Deed recorded on March 16, 1981 recorded as document number 25903316 and under a Affidavit recorded June 30, 2008 recorded as document number 0818245139 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: ATTACHED AS EXHIBIT "A"

PIN: 12-25-307-008-0000

PROPERTY ADDRESS: 2731 N. 77th Avenue, Elmwood Park, IL 60707

Finally, the owner, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, does now hereby **CONVEY** and **TRANSFER** effective upon the death of the above-named **OWNER** the above-described real property to the named **BENEFICIARIES**.

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TRANSFER ON DEATH INSTRUMENT- (THIS INSTRUMENT IS EXEMPT PURSUANT TO

§ 35 ILCS 200/31-45, PARA, PROPERTY TAX CODE)

As referenced on the foregoing page, the aforementioned OWNER does now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, the above-described real property to the named BENEFICIARY. Additionally, in the event the BENEFICIARY pre deceases the OWNER, the following CONTINGENCY BENEFICIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE:

BENEFICIARIES: TO MY NEPHEW, RICHARD SAKOWSKI a 50% interest, and TO MY NEPHEW BRIAN SAKOWSKI, a 50% interest, as Tenants-in-Common.

I, the SOLE OWNER hereby swear and affirm that the foregoing wishes were made as my free and voluntary act for the purposes set forth.

x *Mary Ann Casey*
MARY ANN CASEY

Dated: AUGUST 23 , 2023

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WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER, 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 as her voluntary TODI in our presence, at the request of her 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 was 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):

DAVID SUSMAN

Signature:

David Susman

Address:

1022 FOREST AVE
Oak Park IL 60302

Dated:

8-23-23

PRINT WITNESS NAME (B):

DAVID CWIK

Signature:

David Cwik

Address:

6968 W. NORTH AVE
CHICAGO IL 60707

Dated:

8-23-2023

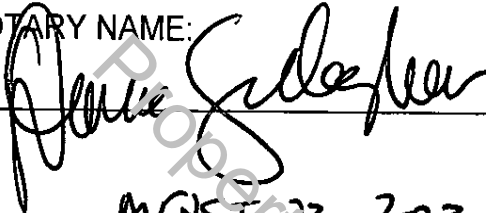
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NOTARY VERIFICATION SECTION

State of Illinois, County of Cook:

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARY ANN CASEY** the owner, 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:

x  (signature)

Dated: AUGUST 23, 2023

(seal)



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EXHIBIT A

LEGAL DESCRIPTION

Lot 33 in Block 32 in Westwood, being Mills and Sons Subdivision in the West ½ of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Address: 2731 N. 77th Avenue, Elmwood Park, IL 60707

P.I.N. 12-25-307-008-0000

Property of Cook County Clerk's Office