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THIS INSTRUMENT WAS PREPARED/MAIL TO:

CLOUTIER LAW GROUP  
120 W. MADISON #200-9  
CHICAGO, IL 60602



Doc# 2325534011 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/12/2023 11:05 AM PG: 1 OF 4

NAME & ADDRESS OF PROPERTY OWNER:

SON TRAN  
5100 N. SHERIDAN #309  
CHICAGO, IL 60640

## ILLINOIS REAL PROPERTY TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ILCS 27/1 ET.SEQ., AS AMENDED

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a TODI), which was completed and signed before a notary public on the following date: 9/11/2023, by the property owner or owners,

whose name(s) is/are: SON TRAN, and currently live(s)

at the street address of: 5100 N. SHERIDAN #309 in the City of: CHICAGO

and County of: IL COOK, in the State of: IL with a zip code

of: 60640, 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 estate, under a duly recorded DEED or other CONVEYANCE

INSTRUMENT which was recorded on the date of: 6/30/04 as document number: 0418204096 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 INDEX NUMBER(PIN): 14-08-402-013-1032 | 14-08-402-013-1141

COMMONLY REFERRED TO ADDRESS: 5100 N. SHERIDAN #309  
CHICAGO, IL 60640

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**.

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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)
NGUYET THANH NGUYEN			

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(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)
TINA TRUC TRAN	LILIANE VI TRAN		

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): SON TRAN PRINT OWNER NAME (B): \_\_\_\_\_  
SIGNATURE OF OWNER (A): [Signature] SIGNATURE OF OWNER (B): \_\_\_\_\_  
DATE SIGNED BEFORE NOTARY: 9.12.2023 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 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): John F. Cloutier PRINT WITNESS NAME (B): Julie Tran  
SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): [Signature]  
DATE SIGNED BEFORE NOTARY: 9/11/2023 DATE SIGNED BEFORE NOTARY: 9/12/23

**NOTARY VERIFICATION SECTION:**

STATE OF Illinois )  
COUNTY OF Cook ) SS  
DATE NOTARIZED: 9/11/2023

**AFFIX NOTARY STAMP BELOW:**

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.



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PRINT NOTARY NAME: Hoan Vu

SIGNATURE OF NOTARY: 

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## LEGAL DESCRIPTIONS

UNIT 309 AND PARKING SPACE 24 IN 5100 NORTH SHERIDAN ROAD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 8 AND 9 (EXCEPT THE EAST 7 FEET OF SAID LOTS 8 AND 9 TAKEN FOR WIDENING SHEFFIELD AVENUE) IN BLOCK 3 IN ARGYLE A SUBDIVISION OF LOTS 1 AND 2 IN FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 1 AND 2 IN COLEHOUR AND CORARROES SUBDIVISION OF LOT 3 OF SAID FUSSEY AND FENNIMORES SUBDIVISION, IN COOK COUNTY, ILLINOIS.

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