

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Pursuant to 755 ILCS 27/1 et seq.

Doc#: 2326313091 Fee: \$60.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/20/2023 10:23 AM Pg: 1 of 3

PREPARED BY & MAIL TO:

Kathleen H. Georgevich
Yudell and Lonoff, LLC
400 Central Avenue, Ste. 110
Northfield, IL 60093

MAIL SUBSEQUENT TAX BILLS TO:

Mr. and Mrs. Richard L. and Katherine M. Nemanich
2137 Brummel Street
Evanston, IL 60202

This TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as "TODI"), which was completed and signed before a notary public on the 07 day of August, 2023, by the property Owners, Richard L. Nemanich and Katherine M. Nemanich, who currently reside at 2137 Brummel Street, City of Evanston, County of Cook, State of Illinois, 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 Owners are the **JOINT OWNERS** of the residential real estate, under a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was recorded on the date of October 4, 1989 as document number: 89468671 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, situated in Cook County, Illinois, to wit:

LOT 69 IN GEORGE F. NIXON AND COMPANY'S DODGE AVENUE RAPID TRANSIT SUBDIVISION IN THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER(s): 10-25-106-020-0000

ADDRESS OF REAL ESTATE: 2137 Brummel Street, Evanston, IL 60202

The Owners, 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 now hereby CONVEY and TRANSFER any and all interest in the described real estate acquired by the Owners, before, on or after the date of this instrument, effective upon the death of the last of the above-named Owners, the above-described real estate to:

<u>ANTONIA J. NEMANICH</u>	<u>730 N. Oak Park Avenue, Oak Park, Illinois 60302</u>
<i>Beneficiary Name</i>	<i>Address City State Zip Code</i>

If checked, the following optional statement applies:

When effective, this instrument conveys any and all interest in the described real property acquired by the Owner, before, on or after the date of this instrument.

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In Witness Whereof, the Owners have hereunto set each of their hand and seal this 7 day of August, 2023.

Katherine M. Nemanich
Katherine M. Nemanich

Richard L. Nemanich, Jr.
Richard L. Nemanich

The Owners, Richard L. Nemanich and Katherine M. Nemanich, signed this TODI in our presence on the date it bears, as the Owners' free and voluntary act. Immediately thereafter, at the request of the Owners and in the presence of the Owners, a notary public, and each other, we signed our names as witnesses. We certify that we believed the Owners to be of sound mind and memory at the time of signing, and under no undue influence.

[Signature] residing at 437 S. Oakland Ave
Villa Park, IL 60181

[Signature] residing at 1416 Whitney St
Waukegan IL 60087

State of Illinois }
County of Cook } ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, certifies that Katherine M. Nemanich and Richard L. Nemanich, the "Owners", known to me to be the same persons whose names are subscribed to the foregoing TODI appeared before me and the witnesses Jose Timmerman and Tamara Luster, in person and acknowledged signing and delivering the instrument as the free and voluntary act of each of the Owners for the uses and purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of August, 2023.

Kath H Maquest
Notary Public



COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT under 35 ILCS 200/31-45 Paragraph (e)
Article 31, Section 45 of Real Estate Transfer Law

Date: August 7, 2023

Attorney: Kath H Maquest

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his or her agent affirms that, to the best of his or her knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the state of Illinois.

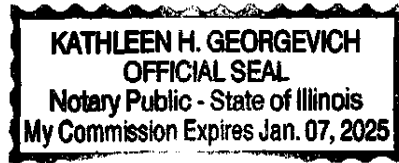
Dated this 7 day of August, 2023

Signature: Katherine M. Nemanich
Grantor or Agent

Subscribed and sworn to before me by
the said Katherine M. Nemanich

Dated this 7 day of August, 2023

Notary Public: K H Georgevich



(SEAL)

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

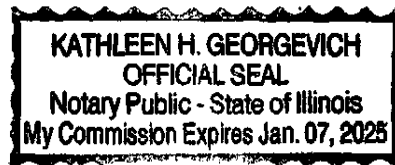
Dated this 7 day of August, 2023

Signature: Katherine M. Nemanich
Grantee or Agent

Subscribed and sworn to before me by
the said Katherine M. Nemanich

Dated this 7th day of August, 2023

Notary Public: K H Georgevich



(SEAL)

Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)