

UNOFFICIAL COPY

PREPARED BY and MAIL TO:

Zbigniew S. Kojs, P.C.
7163 W. 84th Street
Burbank, Illinois 60459
NAME & ADDRESS OF PROPERTY OWNER:

Irena Kuzminska-Bak
9800 McVicker Ave.
Oak Lawn, Illinois 60453



Doc# 2328522048 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/12/2023 03:54 PM PG: 1 OF 2

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: 08/10/2023, by the property owner or owners, whose name is or are: _____

Irena Kuzminska-Bak, and currently live at the street address of: 9800 McVicker Ave.

in the city of: Oak Lawn and county of: Cook, in the state of: Illinois

with a zip code of: 60453, 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: 11/09/2021 as document number: 2131321412 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

LOT 40 IN TYLER, MACKINZIE & SAVANNAH'S SUBDIVISION OF PART OF THE
SOUTHWEST 1/4 OF SECTION 17 AND PART OF THE SOUTHEAST 1/4 OF SECTION 18.
TOWNSHIP 38 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY IDENTIFICATION NUMBER(PIN): 1 9 - 1 7 - 3 0 5 - 0 3 1 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 5930 S. Meade Avenue
Chicago, Illinois 60638

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**.

SPECIAL NOTICE: This form is provided compliments of **KAREN A. YARBROUGH, COOK COUNTY CLERK** 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 CLERK'S 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. IL 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>BENEFICIARY (A)</u> | <u>BENEFICIARY (B)</u> | <u>BENEFICIARY (C)</u> | <u>BENEFICIARY (D)</u> |
| <u>NATALIA BAK</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>CONTINGENCY BENEFICIARY (A)</u> | <u>CONTINGENCY BENEFICIARY (B)</u> | <u>CONTINGENCY BENEFICIARY (C)</u> | <u>CONTINGENCY BENEFICIARY (D)</u> |
| <u>ANNA MARCINIAK</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): IRENA KUZMINSKA-BAK PRINT OWNER NAME (B): _____

SIGNATURE OF OWNER (A): Irena Kuzminska-Bak SIGNATURE OF OWNER (B): _____

DATE SIGNED BEFORE NOTARY: 8-10-2023 DATE SIGNED BEFORE NOTARY: 08/10/2023

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 the owner or owners voluntary TODI in our presence, at the request of the owner or owners, 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>ISA LATIF</u> | PRINT WITNESS NAME (B): <u>Zofia Kois</u> |
| SIGNATURE OF WITNESS (A): <u>Isa Latif</u> | SIGNATURE OF WITNESS (B): <u>Zofia Kois</u> |
| DATE SIGNED BEFORE NOTARY: <u>8-10-2023</u> | DATE SIGNED BEFORE NOTARY: <u>08/10/2023</u> |

NOTARY VERIFICATION SECTION:

STATE OF Illinois)
 COUNTY OF Cook) SS DATE NOTARIZED: 08/10/2023

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: Teresa Pazdziora SIGNATURE OF NOTARY: Teresa K Pazdziora

AFFIX NOTARY STAMP BELOW:

