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THIS INSTRUMENT WAS PREPARED/MAIL TO:

Kolpak Law Group

6767 N. Milwaukee Ave Suite 202

Niles, IL 60714

Doc#: 2329729150 Fee: \$60.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/24/2023 12:38 PM Pg: 1 of 4

NAME & ADDRESS OF PROPERTY OWNER:

Zofia Jachimko

400 Aster Lane

Hoffman Estates, IL 60195

**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: August, 2023, by the property owner or owners, whose name(s) is/are: Zofia Jachimko, and currently live(s) at the street address of: 400 Aster Lane in the City of: Hoffman Estates and County of: Cook in the State of: Illinois with a zip code of: 60195, 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: 12/29/04 as document number: 0436433112 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): 07-14-103-003-0000

COMMONLY REFERRED TO ADDRESS: 400 Aster Lane, Hoffman Estates, IL 60195

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)
Emily Jachimko	Martha Kamp	Ann Henning	
2215 Denton Court	207 Parkside Drive	2408 Fabish	
Schaumburg, IL 60194	Goodfield, IL 61742	Schaumburg, IL 60193	

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)

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): Zofia Jachimko PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): *Zofia Jachimko* SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: _____ 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): Colleen Weber PRINT WITNESS NAME (B): Jack Santov
SIGNATURE OF WITNESS (A): *Colleen Weber* SIGNATURE OF WITNESS (B): *Jack Santov*
DATE SIGNED BEFORE NOTARY: August 10, 2023 DATE SIGNED BEFORE NOTARY: August 10, 2023

NOTARY VERIFICATION SECTION:

STATE OF Illinois)
)SS
COUNTY OF Cook)

DATE NOTARIZED: August 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.

AFFIX NOTARY STAMP BELOW:



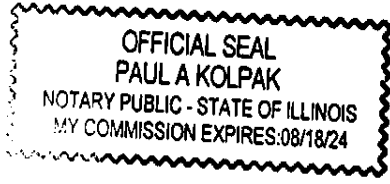
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PRINT NOTARY NAME: _____

Paul A. Kolpak

SIGNATURE OF NOTARY: _____

Paul A. Kolpak



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LEGAL DESCRIPTION

LOT 3 IN BLOCK 6 IN HOFFMAN ESTATES NUMBER 1, A SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHWEST ¼ AND THAT PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, LYING NORTH OF HIGGINS ROAD TOGETHER WITH THAT PART OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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