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Karen A. Yarbrough
Cook County Clerk
Date: 11/30/2023 04:22 PM Pg: 1 of 2

TRANSFER ON DEATH INSTRUMENT (TODI)

*Pursuant to §755 ILCS 27-1 et Seq
(Illinois Residential Real Property Transfer on Death Instrument)*

PREPARED BY:

Annika Mitchell, Attorney
Mitchell Law Firm, LLC
24 E. Washington St., Suite 875
Chicago, IL 60603

PROPERTY OWNER INFORMATION:

Holly B. Baygood
2909 N. Sheridan Road, Unit 1206
Chicago, IL 60657

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was executed on this 12 day of September 2023, of sole property owner Holly B. Baygood who resides at 2909 N. Sheridan Road, Chicago, Illinois 60640, Cook County, being of sound mind and disposing memory, does hereby make, declare, and publish this TODI stating as follows:

That the referenced property owner is the **SOLE OWNER** of residential real estate under a duly recorded **WARRANTY DEED**, recorded May 30, 1991, as document 91-257273 in the County of Cook, State of Illinois. The residential real estate is legally described as:

Unit 1206 together with its undivided percentage interest in the common elements in 2909 Sheridan Road Condominium as delineated and defined in the Declaration recorded as Document Number 25339659, in the East fractional 1/2 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN): 14-28-204-010-1101

Property Commonly Referred to Address: 2909 N. Sheridan Road, Unit 1206, Chicago, Illinois 60657

The property owner, being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, does hereby convey and transfer, effective upon her death, the above-described real estate to the following beneficiary:

	<u>Primary Beneficiary</u>	<u>Contingent Beneficiary (if Primary Beneficiary is deceased)</u>
NAME:	Rebecca Cushman	Nancy Murphy
ADDRESS:	2429 W. Superior St. Unit 2	5009 N. Sheridan Road, Unit 718
CITY/STATE:	Chicago, IL 60612	Chicago IL 60640

This transaction is exempt under the provisions of 35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.

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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.

DATED this 12 day of September, 2023

Holly B. Baygood
Signature of Holly B. Baygood, Property Owner

WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Holly B. Baygood, the property owner, as her Transfer on Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the property owner was at the time of signing of sound mind and memory, and under no undue influence.

WITNESS #1 NAME AND SIGNATURE

MARGARET PANAGAKIS
Margaret Panagakis

WITNESS #1 ADDRESS

24 E Washington St.
Chicago IL 60602

WITNESS #2 NAME AND SIGNATURE

Judith Mitchell
Judith Mitchell

WITNESS #2 ADDRESS

24 E Washington St.
Chicago IL 60602

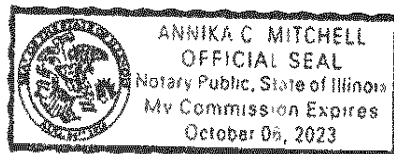
NOTARY VERIFICATION

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Holly B. Baygood, property owner, and the witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of September 2023.

[SEAL]



Annika C. Mitchell
NOTARY PUBLIC