



Doc# 2334957021 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2023 04:19 PM PG: 1 OF 3

**PREPARED BY:**  
Laverne Banks  
10355 Menard Unit 217  
Oak Lawn, IL 60453

312 - 914 - 5001 - cell  
 708 - 634 - 3722 - Home

**PROPERTY OWNER INFORMATION:**  
10355 Menard  
Oak Lawn, IL  
Unit 217 60453

Laverne Banks

**TRANSFER ON DEATH INSTRUMENT (TODI)**  
 PURSUANT TO §755 ILCS 271 ET SEQ. (ILLINOIS RESIDENTIAL REAL PROPERTY TRANSFER ON DEATH INSTRUMENT)

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was executed on this 30<sup>th</sup> day of March, in the year of 2021, by Laverne Banks who reside at 10355 Menard, # 217 Oak Lawn, IL

being of sound mind and disposing memory, do hereby make, declare and publish this TODI stating as follows: That the above referenced property owner(s) is/are the SOLE owner(s) of residential real estate under a duly recorded DEED, recorded Nov. 20, 2014 as document 2417201181045 in the County of COOK, State of Illinois. The residential real estate is legally described as:

**WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)**

2 bedroom Condo in Oak Lawn, IL - Lawn Castle Condo.  
Unit 217, 10355 Menard, Oak Lawn, IL 60453  
Part of Lot 45 in Lake Louise Apartments. See attachment for

**WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:**

24 - 17 - 201 - 118 - 1045

**PROPERTY COMMONLY REFERRED TO ADDRESS:**

10355 S. Menard #217  
Oak Lawn, IL 60453

The owner(s), being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, do hereby convey and transfer, effective on death of the Owner last to die, the above-described real

**BENEFICIARY DESIGNATION: ATTACH ADDITIONAL AS NEEDED**

NAME: Cassandra Ogble \_\_\_\_\_  
 ADDRESS: 86 Timber Trails Ct \_\_\_\_\_  
 CITY/STATE: Gilberts, IL 60136 \_\_\_\_\_

**SPECIAL NOTICE: THIS DOCUMENT HAS BEEN PROVIDED AS A COURTESY FROM THE COOK COUNTY RECORDER OF DEEDS. THIS FORM IS NOT LEGAL ADVICE OR ASSISTANCE WITH YOUR INDIVIDUAL ESTATE PLAN. FURTHERMORE, IT WAS PROVIDED WITHOUT ANY TITLE EXAMINATION OR REVIEW OF YOUR INDIVIDUAL ESTATE. PLEASE CONSULT AN ATTORNEY IF YOU HAVE ADDITIONAL QUESTIONS.**

S Y  
 2  
 S Y-1  
 SC  
 INT RV

# UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT - PAGE 2 (TRANSFER TAX STAMP, EXEMPTION, WITNESS & NOTARY)

**NAME OF OWNER**

Laverne Banks

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

DATE DOCUMENT EXECUTED	SIGNATURE OF OWNER OR REPRESENTATIVE
3/29/2021	<i>Laverne Banks</i>
DATE DOCUMENT EXECUTED	SIGNATURE OF OWNER OR REPRESENTATIVE

**WITNESS DECLARATION**

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

<i>Claudia Corona</i>	<i>Claudia Corona</i>	<i>375 Hastings St.</i>
WITNESS 1 PRINTED NAME	WITNESS 1 SIGNATURE	WITNESS 1 ADDRESS
<i>Cristina Muñoz</i>	<i>Cristina Muñoz</i>	<i>29W457 Butternut Ln</i>
WITNESS 2 PRINTED NAME	WITNESS 2 SIGNATURE	WITNESS 2 ADDRESS

**NOTARY VERIFICATION**

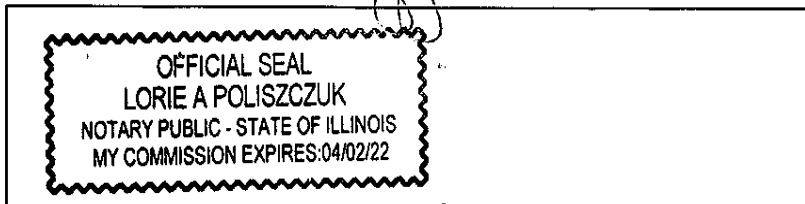
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Owner(s) and 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 notarial seal this 6th day of August 2021

NOTARY PUBLIC SIGNATURE: *Lorie A Poliszczuk*

NOTARY PUBLIC STAMP:



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Property of Cook County Clerk

## LEGAL DESCRIPTION

For the premises commonly known as:

10355 S. Meard Ave #217  
Oak Lawn, Illinois 60453

Legal Description:

UNIT NO. 217 IN LAWNCASTLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; PART OF LOT 45 IN LAKE LOUISE APARTMENTS FIFTH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND PART OF LOT 1 IN LAKE LOUISE APARTMENTS THIRD ADDITION BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25192415 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.