

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**

Kathleen M. Walsh

3236 S Racine

Chicago IL 60608

**NAME & ADDRESS OF PROPERTY OWNER:**

Catherine M. LoCoco

3003 S. Quinn

Chicago IL 60608

Doc#: 2406711239 Fee: \$59.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM 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: 2-22-24 2023, by the property owner or owners, whose name is or are:

Catherine M. LoCoco

and currently live at the street address of: 3003 S. Quinn

in the city of: Chicago

and county of: Cook

in the state of: Illinois

with a zip code of: 60608

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: 10/4/93 as document number: 93791858 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 11 and the North one-half of Lot 12 in Block 3 in Hubbard's Subdivision  
of Commissioner's Division of Lot 14 in block 24 in Canal Trustees' subdivision  
of the South Fractional One-Half of Section 29, Township 39 North, Range 14  
East of the Third Principal Meridian in Cook County, Illinois.

**PROPERTY IDENTIFICATION NUMBER(PIN):** 17-29-426-111-0000

**COMMONLY REFERRED TO ADDRESS:** 3003 South Quinn St.,

Chicago Illinois 60608

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 RECORDER OF DEEDS** 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 RECORDER OF DEEDS 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>Angela Veto</u>	<u>Anthony LoCoco</u>	<u>Nick LoCoco</u>	
<u>3113 S. Wells</u>	<u>1249 W 31st St.</u>	<u>4181 S. Emerald Ave.</u>	
<u>Chicago IL 60616</u>	<u>Chicago IL 60608</u>	<u>Chicago IL 60609</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>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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): Catherine M. LoCoco PRINT OWNER NAME (B): \_\_\_\_\_

SIGNATURE OF OWNER (A): *Catherine M. LoCoco* SIGNATURE OF OWNER (B): \_\_\_\_\_

DATE SIGNED BEFORE NOTARY: 2-22-24 2023 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 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 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): Gregory Michalski PRINT WITNESS NAME (B): Rachael Nesi

SIGNATURE OF WITNESS (A): *Gregory Michalski* SIGNATURE OF WITNESS (B): *Rachael Nesi*

DATE SIGNED BEFORE NOTARY: 2/22/24 2023 DATE SIGNED BEFORE NOTARY: 02-22-2024

STATE OF Illinois )  
 COUNTY OF Cook ) SS  
**NOTARY VERIFICATION SECTION:**  
 DATE NOTARIZED: 2-22-24

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: Kathleen M. Walsh SIGNATURE OF NOTARY: *Kathleen M. Walsh*

