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TRANSFER ON DEATH INSTRUMENT (TODI) (Pursuant to 8755 ILCS 27/1 et seq)

Doc#: 2407502090 Fee: \$59.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/15/2024 10:26 AM Pg: 1 of 4

MAIL TO /

INSTRUMENT PREPARED BY:

NANCY NOWAK SANDER
ATTORNEY AT LAW
8532 SCHOOL STREET
MORTON GROVE, IL 60053

NAME AND ADDRESS OF OWNERS

OLIVER O. BURKE
AND JOY E. CLARKE-BURKE
8610 FRONTAGE ROAD
MORTON GROVE, IL 60053

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI") was completed and signed before a notary on March 9, 2024 by the property owner whose names are **OLIVER O. BURKE AND JOY E. CLARKE-BURKE**, who currently live at **8610 FRONTAGE ROAD, IN THE VILLAGE OF MORTON GROVE, COUNTY OF COOK AND STATE OF ILLINOIS** with a zip code of **60053**, while being of sound mind and disposing memory, do now make, declare and publish this TODI stating and attesting to the following:

That the above referenced property Owners are the owners of residential real estate, under a duly recorded WARRANTY DEED which was recorded on October 14, 2021 as Document Number 2128717019 with the Cook County Clerk in the State of Illinois. Furthermore, this TODI is intended to transfer the one half interest of the following real property:

SEE LEGAL ATTACHED.

TAX IDENTIFICATION NUMBER: 10-21-104-030-0000

PROPERTY ADDRESS: 8610 FRONTAGE ROAD, MORTON GROVE, IL 60053

FINALLY, the owners, while also being competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption Laws of the State of Illinois, do now hereby **CONVEY AND TRANSFER**, effective upon the death of the last to die of the above named **OWNERS**, the above described real property to the named **BENEFICIARIES** in the order set forth on the following page, to wit:

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TRANSFER ON DEATH INSTRUMENT (TODI)

(Pursuant to §755 ILCS 27/1 et seq)

As referenced on the foregoing page, the aforementioned OWNERS do hereby CONVEY and TRANSFER effective upon the death of the above named OWNER the above described real property to the named BENEFICIARIES in the interest set forth below whose shall receive the interest outlined in this INSTRUMENT as TENANTS IN COMMON:

BENEFICIARIES

BENEFICIARY (A):

GEORGE THOMPSON

BENEFICIARY (B):

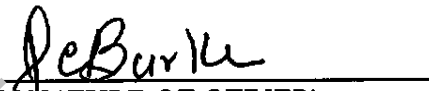
HALSHANE O. BURKE

WE. THE SOLE OWNERS do hereby swear and affirm that the foregoing wishes were made by our free and voluntary act for the purposes set forth herein.

OLIVER O. BURKE

JOY E. CLARKE-BURKE


(SIGNATURE OF OWNER)


(SIGNATURE OF OWNER)

MARCH 9, 2024

DATE SIGNED BEFORE NOTARY:


MARCH 9, 2024

DATE SIGNED BEFORE NOTARY:

WITNESS DECLARATION:

We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the OWNERS in our presence, at their request, 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 OWNERS were at the time of our signing of sound mind and memory and free from any undue influence or coercion by any parties, including us as witnesses:

WITNESS: KEVIN MOFFATT



DATE SIGNED BEFORE NOTARY:
MARCH 9, 2024

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TRANSFER ON DEATH INSTRUMENT (TODI)

(Pursuant to §755 ILCS 27/1 et seq)

WITNESS: SCOTT M. SANDER

Scott M. Sander

DATE SIGNED BEFORE NOTARY:
MARCH 9, 2024

STATE OF ILLINOIS)
)
COUNTY OF COOK)

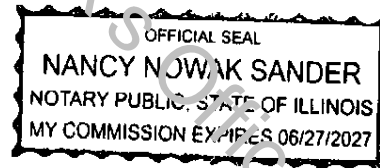
DATE NOTARIZED:
MARCH 9, 2024

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the OWNER and WITNESSES personally known to me to be the same persons whose names are subscribed on the foregoing INSTRUMENT appeared before me on the date shown above and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the purposes set therein forth.

NANCY NOWAK SANDER

Nancy Nowak Sander
Notary Public

(SEAL)



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LEGAL DESCRIPTION:

LOT 14 IN AMOS G. WILLIS RESUBDIVISION OF THAT PART OF LOT 2 IN WILLIAM C. ROSS SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THEOBALD ROAD ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1954 AS DOCUMENT NUMBER 26105949, IN COOK COUNTY, ILLINOIS.

PIN: 10-21-104-030-0000

Property Address: 8610 Frontage Road, Morton Grove, IL 60053

PROPERTY of Cook County Clerk's Office