

# UNOFFICIAL COPY

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/22/2024 9:43 AM Pg: 1 of 5

## TRANSFER ON DEATH INSTRUMENT (TODI)

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

MAIL TO/

### PREPARED BY:

Lauren Kaplan, Attorney  
Kaplan Estate Law LLC  
4631 N. Lincoln Ave.  
Chicago, IL 60625

### PROPERTY OWNER INFORMATION:

Joseph Belkairous and Tesi  
Belkairous (Hormova)  
2853 N. Halsted St., Unit 201  
Chicago, IL 60657

### THIS TRANSFER

**ON DEATH INSTRUMENT** (hereinafter referred to as a "TODI"), which was executed on this 11<sup>th</sup> day of April in the year of 2024, by Joseph Belkairous and Tesi Belkairous (Hormova), who reside at 2853 N. Halsted St., Unit 201, Chicago, IL 60657, being of sound mind and disposing memory, do hereby make, declare, and publish this TODI stating as follows:

That the referenced property owners are owners of the residential real estate as **TENANTS BY THE ENTIRETY** under a duly recorded DEED, recorded April 28, 2021, as document 2111828035 in the County of Cook, State of Illinois. The residential real estate is legally described as:

#### Parcel 1:

Units 201, P-4, and P-5 in the 2853 N. Halsted Condominium as delineated on a survey of the following described real estate:

#### Parcel 1A:

Lots 7 (except the North 13.68 feet), 8 and 9 (except that part of said Lots taken for alley) in the Subdivision of Lot 15 (except that part taken for Halsted Street) in Bickerdike and Steele's Subdivision in the West ½ of the Northwest ¼ of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 1B:

The North 59.90 feet of the west 150.00 feet (except that part of said Lots taken for alley) in Block 16 in Bickerdike and Steele's Subdivision in the West ½ of the Northwest ¼ of Section 28, township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois except that part falling in the description below which was submitted to the 2847 North Halsted Street

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Condominium by declaration recorded June 15, 2007 as document 0716615062 beginning at the Southwest corner of said North 59.90 feet of the West 150.00 feet of said Block 16, being a point on the East line of North Halsted Street; thence North along the East line of Halsted Street, a distance 57.67 feet; thence East at the right angle to the last described course, a distance of 141.89 feet to the West line of a public alley; thence South along said West line of public alley, a distance of 58.03 feet to the Southeast corner of the Parcel being described; thence West along the South line of said tract, a distance of 141.86 feet to the point of beginning, (excepting therefrom that part of Parcel of Land, known as Commercial Parcel), lying at and above a horizontal plane at elevation +20.19 feet (City of Chicago Datum) and lying at and below a horizontal plane at elevation +31.35 feet (City of Chicago Datum), more particularly part described as follows:

Beginning at the point in the finished surface of interior walls of 4 story brick building (commonly known as 2853-55 N. Halsted St.) said point being 8.60 feet South and 2.74 feet East from the Northwest property corner; thence East 6.09 feet; thence North 0.36 feet, thence East 8.41 feet; thence South 4.72 feet; thence East 40.00 feet; thence South 14.99 feet; thence East 2.45 feet; thence South 5.92 feet; thence West 7.11 feet; thence South 0.56 feet; thence East 7.11 feet; thence South 7.52 feet; thence East 5.60 feet; thence South 7.28 feet; thence East 1.20 feet; thence South 6.23 feet; thence West 14.15 feet; thence South 7.01 feet; thence West 40.50 feet; thence North 7.15 feet; thence West 9.05 feet; thence North 16.60 feet; thence East 6.01 feet; thence North 13.59 feet; thence West 6.06 feet; thence North 16.53 feet to the point of beginning, all in Cook County, Illinois (All calls are described along the finished interior walls).

Beginning at the point in the finished surface of interior walls of 4 story brick building (commonly known as 2853-55 N. Halsted St.) said point being 8.60 feet South and 2.74 feet East from the Northwest property corner; thence East 6.09 feet; thence North 0.36 feet, thence East 8.41 feet; thence South 4.72 feet; thence East 40.00 feet; thence South 14.99 feet; thence East 2.45 feet; thence South 5.92 feet; thence West 7.11 feet; thence South 0.56 feet; thence East 7.11 feet; thence South 7.52 feet; thence East 5.60 feet; thence South 7.28 feet; thence East 1.20 feet; thence South 6.23 feet; thence West 14.15 feet; thence South 7.01 feet; thence West 40.50 feet; thence North 7.15 feet; thence West 9.05 feet; thence North 16.60 feet; thence East 6.01 feet; thence North 13.59 feet; thence West 6.06 feet; thence North 16.53 feet to the point of beginning, all in Cook County, Illinois (All calls are described along the finished interior walls).

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Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded May 5, 2012 as document 1212945073, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Storage Space S-201, limited common elements, as delineated on the survey attached to the declaration, aforesaid, recorded as document 1212945073. E

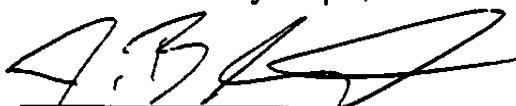
Common Address: 2853 N. Halsted St., Unit 201, Chicago, IL 60657  
Permanent Index Number: 14-28-114-084-1001, 14-28-114-084-1012 and 14-28-114-084-1013

Joseph Belkairous and Tesi Belkairous (Hormova), Owners, 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 as follows:

NAME: Effective on upon the death of both of them, this property shall pass to the revocable living trust of the last owner to die, i.e., the Joseph V. Belkairous Revocable Living Trust dated April 11, 2024 or the Tesi H. Belkairous Revocable Living Trust dated April 11, 2024, in care of the then acting trustee to act under the powers granted to the trustee or successor trustee in that trust.

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

DATED this 11th day of April, 2024



Signature of Joseph Belkairous, Owner

DATED this 11th day of April, 2024



Signature of Tesi Belkairous (Hormova), 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 Joseph Belkairous and Tesi Belkairous (Hormova), the Owners,

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freely and voluntarily, as their Transfer on Death Instrument in our presence and that we, at their request and in 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 Owners were at the time of signing of sound mind and memory, and under no undue influence.

*Doreen B Cannon*  
Witness # 1 Signature

residing at 11743 S. Longwood Dr.

Doreen B Cannon  
Printed Name

Chicago, IL 60643

*Patricia B. Biogge*  
Witness # 2 Signature

residing at 7451 S. Colfax Ave.

Patricia Biogge  
Printed Name

Chicago, IL 60649

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## 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 Joseph Belkairous and Tesi Belkairous (Hormova), Owners, 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 11th day of April, 2024.



*Lauren C. Kaplan*  
 \_\_\_\_\_  
 NOTARY PUBLIC

Property of Cook County Clerk's Office