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THIS INSTRUMENT WAS PREPARED BY/MAIL TO:

DAVID L. CWIK

6968 W. NORTH AVE.

CHICAGO, IL 60707



2414108009

NAME & ADDRESS OF PROPERTY OWNER:

MARTIN KUCHAN

7712 W. 83RD STREET

BRIDGEVIEW, IL 60455

Doc# 2414108009 Fee \$41.00

ILRHSP FEE:\$18.00 RPRF FEE:\$0.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/29/2024 10:59 AM

PAGE: 1 OF 5

ILLINOIS REAL PROPERTY 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: 7th day of May, 2024 by the property owner whose name is: **MARTIN KUCHAN, a widower and not since remarried** and currently lives at the street address of **7712 W. 83RD STREET, BRIDGEVIEW, IL 60455** while being of sound mind and disposing memory, does now hereby make, declare and publish this TODI, stating and attesting to the following: That the above-referenced property owner is the sole owner of the property under a Deed recorded on October 30, 1967 recorded as document number 20 305 801 and under an Affidavit recorded May 15, 2024 recorded as document number 2413608023 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: ATTACHED AS EXHIBIT "A"

PIN: 18-36-109-016-0000

PROPERTY ADDRESS: 7712 W. 83RD STREET, BRIDGEVIEW, IL 60455

Finally, the owner, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, does now hereby **CONVEY** and **TRANSFER** effective upon the death of the above-named **OWNER** the above-described real property to the named **BENEFICIARIES**.

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**TRANSFER ON DEATH INSTRUMENT- (THIS INSTRUMENT IS EXEMPT PURSUANT TO
§ 35 ILCS 200/31-45, PARA, PROPERTY TAX CODE)**

As referenced on the foregoing page, the aforementioned OWNER does now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, the above-described real property to the named BENEFICIARY. Additionally, in the event the BENEFICIARY pre deceases the OWNER, the following CONTINGENCY BENEFICIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE:

BENEFICIARIES: TO MY CHILDREN: i.e. SUSAN M. HURLEY, DEBRA A. ENRIGHT and MARTIN E. KUCHAN, in equal shares, and as Tenants-in-Common.

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.

x 
MARTIN KUCHAN

Dated: MAY 7-2024

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WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER, ALL WITNESSES, AND A 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 as her voluntary TODI in our presence, at the request of her 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 was 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):

Abigail Clancy

Signature: Abigail Clancy

Address: 5515 Cromwell Ln, Unit PH2

Oak Forest, IL 60452

Dated: May 7th, 2024

PRINT WITNESS NAME (B):

Aidan Zeman

Signature: Aidan Zeman

Address: 16333 76th Ave, Tinley

Park, IL 60477

Dated: May 7th, 2024

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NOTARY VERIFICATION SECTION

State of Illinois, County of Cook:

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARTIN KUCHAN** 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 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: Sarah B. Zeman

x Sarah B. Zeman (signature)

Dated: May 7th, 2024

(seal)



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EXHIBIT A

LEGAL DESCRIPTION

Lot 1 in Dorothy Pauley Subdivision, a subdivision of the East 68 Feet of Lot 76 and all of Lot 77 in Frank DeLugach's 79th Street Estates, a subdivision of the East half (except the railroad right of way and except the East 500 feet immediately West of and adjoining said right of way) of the Northwest quarter of Section 36, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Address: 7712 W. 33RD STREET, BRIDGEVIEW, IL 60455

P.I.N. 18-36-109-016-0000

Property of Cook County Clerk's Office