

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT (TODI) (Pursuant to §755 ILCS 27/1 et seq)

Doc#: 2414214245 Fee: \$59.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/21/2024 10:54 AM Pg: 1 of 4

### INSTRUMENT PREPARED BY:

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

### NAME AND ADDRESS OF OWNERS

JOY ABRAHAM and  
SHERLY ABRAHAM  
1802 WICKE  
DES PLAINES, IL 60018

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI") was completed and signed before a notary on May 11, 2024 by the property owner whose names are JOY ABRAHAM AND SHERLY ABRAHAM, who currently live at 1802 WICKE, IN THE CITY OF DES PLAINES, COUNTY OF COOK AND STATE OF ILLINOIS with a zip code of 60018, 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 August 31, 2005 as Document Number 0524349051 with the Cook County Recorder of Deeds in the State of Illinois. Further, this TODI is intended to transfer the following real property:

SEE LEGAL ATTACHED.

TAX IDENTIFICATION NUMBER: 09-21-307-038-0000

PROPERTY ADDRESS: 1802 WICKE, DES PLAINES, IL 60018

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 8755 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 last to die of the above named OWNERS the above described real property to the named BENEFICIARY. In the event the BENEFICIARY shall predecease the last to die of the OWNERS, then the CONTINGENT BENEFICIARY should receive the interest outlined in this INSTRUMENT:

**PRIMARY BENEFICIARY**

**JERIN ABRAHAM**

**CONTINGENT BENEFICIARY**

**JENCY ABRAHAM**

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.

**JOY ABRAHAM**

**SHERLY ABRAHAM**

  
\_\_\_\_\_  
(SIGNATURE OF OWNER)

  
\_\_\_\_\_  
(SIGNATURE OF OWNER)

MAY 11, 2024  
DATE SIGNED BEFORE NOTARY:

MARCH 11, 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

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## TRANSFER ON DEATH INSTRUMENT (TODI)

(Pursuant to 8755 ILCS 27/1 et seq)

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:  
MAY 11, 2024

WITNESS: SCOTT M. SANDER

  
\_\_\_\_\_

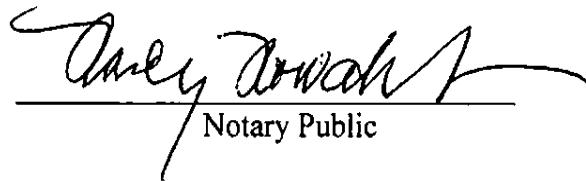
DATE SIGNED BEFORE NOTARY:  
MAY 11, 2024

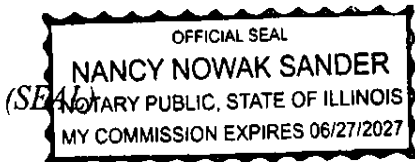
STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

DATE NOTARIZED:  
MAY 11, 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

  
\_\_\_\_\_  
Notary Public



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## LEGAL DESCRIPTION:

**THE EAST 60 FEET OF LOT 16 IN BLOCK 1 IN ARTHUR T. MCINTOSH COMPANY'S ADDITION TO DES PLAINES HEIGHTS, BEING A SUBDIVISION OF THAT PART EAST OF RAILROAD OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND OF THAT PART WEST OF DES PLAINES ROAD OF THE SOUTHWEST ¼ (EXCEPT FOUR ACRES IN NORTHEAST CORNER THEREOF) OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PIN: 09-21-307-038-0000**

**PROPERTY ADDRESS: 1802 WICKE, DES PLAINES, IL 60018**

Property of Cook County Clerk's Office