

# UNOFFICIAL COPY

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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/24/2024 9:38 AM Pg: 1 of 3

## 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:

Anuj Aggarwal and Ellen Landgren  
3339 N. Claremont Ave  
Chicago, IL 60619-6205

**THIS TRANSFER**

**ON DEATH INSTRUMENT** (hereinafter referred to as a "TODI"), which was executed on this 20th day of May in the year of 2024, by Anuj Aggarwal and Ellen Landgren, who reside at 3339 N. Claremont Ave., Chicago, IL 60618-6205, 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 August 10, 2021, as document 2122255167 in the County of Cook, State of Illinois. The residential real estate is legally described as:

**LOT 14 IN BLOCK 10 IN C.T. YERKE'S SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43 AND 44 IN THE SUBDIVISION (BY OGDEN) IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Common Address: 3339 N. Claremont Ave., Chicago, IL 60618-6205  
Permanent Index Number: 14-19-317-011-0000**

Anuj Aggarwal and Ellen Landgren, 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 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 Anuj Aggarwal Living Trust dated May 20, 2024 or the Ellen Landgren Living Trust dated May 20, 2024, in care of

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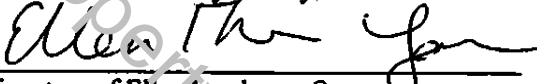
the then acting trustee to act under the powers granted to the trustee or successor trustee in that trust.

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

DATED this 20th day of May, 2024

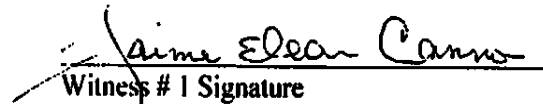
  
\_\_\_\_\_  
Signature of Anuj Aggarwal, Owner

DATED this 20th day of May, 2024

  
\_\_\_\_\_  
Signature of Ellen Landgren, 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 Anuj Aggarwal and Ellen Landgren, the Owners, 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.

  
\_\_\_\_\_  
Witness # 1 Signature

residing at 11743 S. Longwood Dr.

Jaime Elean Cannon  
Printed Name

Chicago, IL 60643

  
\_\_\_\_\_  
Witness # 2 Signature

residing at 7451 S. Colfax Ave.

Patricia De la Cruz  
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 Anuj Aggarwal and Ellen Landgren, 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 20th day of May, 2024.



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

Property of Cook County Clerk's Office