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ILLINOIS TRANSFER ON DEATH INSTRUMENT (755 ILCS 27/1)



Doc#: 1313029053 Fee: \$42.25  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/10/2013 12:40 PM Pg: 1 of 2

BESSIE R. SIMS (Owner) TRANSFERS on Owner's death to JESSE F. SIMS, JR., 15142 Marshfield Avenue, Harvey, IL 60426 (Designated Beneficiary) any interest Owner owns in the following described real estate:

Above Space For Recorder's Use Only

LOT 26 AND THE NORTH HALF OF LOT 27 IN BLOCK 142 IN HARVEY, A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER (PIN): 29-18-206-032-0000 ✓

ADDRESS: 15142 MARSHFIELD AVENUE ✓  
HARVEY, IL 60426



If the Primary Beneficiary does not survive the Owner, or is not in existence when Owner dies, then this transfer on death shall be distributed to: THELMA R. SIMS, CHERYL A. SMITH and BEVERLY J. DUNN in equal shares as joint tenants with right of survivorship.

Dated: 3-1-2013

Bessie R. Sims  
BESSIE R. SIMS

EXEMPT pursuant to Sec.4.Par.E,  
Real Estate Transfer Act

[Signature] Date: 03-01-2013

We certify that in our presence on the day appearing above, BESSIE R. SIMS signed the foregoing instrument as a free and voluntary act and that at her request and in her presence, and in the presence of each other, we signed our names below as witnesses, and that we believe her to be of sound mind and memory at the time of execution.

Nancy J. Wolfanski  
Residing at:

2634 Ridge Road  
Lansing, IL 60438

Lorraine S. Bruggeman  
Residing at:

323 Levee St.  
Thornton, IL 60476

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STATE OF INDIANA        )  
   ) SS.  
 COUNTY OF LAKE         )

The undersigned, a notary public in and for the above county and state, certifies that BESSIE R. SIMS, known to me to be the same person whose name is subscribed as owner to the foregoing instrument, appeared before me and the witnesses Nancy T. Wolframski and Lorraine S. Bruggeman in person and acknowledged signing and delivering the instrument as the free and voluntary act of the owner, for the uses and purposes therein set forth.

Dated: March 1, 2013

David G. Clark  
 Notary Public



THIS INSTRUMENT WAS PREPARED BY DAVID G. CLARK, LAWYER, CANALIA & CLARK, LLC, 419 RIDGE ROAD, SUITE C, MUNSTER, IN 46321 AT THE SPECIFIC REQUEST OF OWNER OR REPRESENTATIVES AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OR MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERROR, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER'S EXECUTION OF THIS DOCUMENT.

**RECORD AND RETURN TO:**

David G. Clark, Esq.  
 Canalia & Clark  
 8840 Calumet Avenue, Suite 205  
 Munster, IN 46321

**ADDRESS OF OWNER & SEND TAX BILLS TO:**

Bessie R. Sims  
 15142 Marshfield Avenue  
 Harvey, IL 60426

***This instrument prepared by: David G. Clark, Esq., 8840 Calumet Avenue, Suite 205, Munster, IN 46321***