

# UNOFFICIAL COPY

**Transfer on Death  
Instrument  
(BENEFICIARY DEED)  
pursuant to the  
Illinois Residential Real Property  
Transfer on Death Instrument  
Act  
(755 ILCS 27)**

WHEN RECORDED RETURN TO:

JANNIE RENDER  
6431 S. LANGLEY AVE  
CHICAGO, IL 60637



Doc#: 1315157692 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/31/2013 10:24 AM Pg: 1 of 3

**(Above Space for Recorder's Use Only)**

I, **JANNIE RENDER**, a MARRIED, FEMALE, RESIDENT OF **CHICAGO**, DOMICILED IN **COOK COUNTY, IL**, AND BORN **June 10, 1942**, declare this document to be my Transfer on Death Instrument, hereinafter referred to as a Beneficiary Deed, revoking all Beneficiary Deeds prepared, executed and recorded regarding the Subject Property described below. This document is to be interpreted, governed and construed under the laws of the State of Illinois.:

- 1) I am the CO-OWNER and holder of a TENANCY IN COMMON interest in the Subject Property:
  - a) located at and commonly known as: **6431 S. LANGLEY AVE., CHICAGO, COOK COUNTY, IL 60637.**
  - b) PIN: **20-22-214-010-0000**
  - c) legally described as: **LOT 18 IN BLOCK 2 IN HOYT AND FARWELL'S HYDE PARK SUBDIVISION OF THE WEST 52 ACRES AND THE SOUTH 1/2 OF THE EAST 28 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**
- 2) The Subject Property is Residential Real Estate as defined under the Illinois Residential Real Property Transfer on Death Instrument Act, in that it is:
  - a)  Real property improved with not less than one nor more than 4 residential dwelling units;
  - b)  A unit in a residential cooperative;
  - c)  A unit in a residential condominium development, including the limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit; or
  - d)  A single tract of agriculture real estate consisting of 40 acres or less which is improved with a single family residence.
- 3) Under this Beneficiary Deed, I am naming the person or persons to be my designated beneficiary. Furthermore, upon my death, I am transferring the Subject Property with all rights, title and interest to an appropriate beneficiary in accordance with the Illinois Residential Real Property Transfer on Death Instrument Act and the following provisions:
  - a) References to a person in this Beneficiary Deed have the same meaning as a person as defined under the Illinois Residential Real Property Transfer on Death Instrument Act (755 ILCS 27/5).
  - b) I may name one designated beneficiary to receive the Subject Property or I may name multiple beneficiaries to receive the property.
  - c) I may designate beneficiaries who are members of a class (e.g., my siblings, my children, my parents, etc.) or I may specifically name multiple beneficiaries that form a related or an unrelated group.

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- d) Unless indicated otherwise, when, in a single devise, I name multiple beneficiaries to receive the Subject Property, the beneficiaries who are entitled to take, must do so in equal shares, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as TENANTS IN COMMON.
- e) Priority and division of Designated Beneficiaries:
- i) Level 1: My "FIRST" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of my death.
  - ii) Level 2: My "SECOND" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of a lapse of the devise to all First Designated Beneficiaries.
  - iii) Level 3: My "THIRD" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of a lapse of the devise to all First Designated Beneficiaries and all Second Designated Beneficiaries.
- f) References to a beneficiary living or surviving me means the beneficiary is then living or in existence on the 8<sup>th</sup> day after the date of my death.
- g) Wherever used in this Beneficiary Deed and the context so requires, the masculine includes the feminine and the singular includes the plural, and vice versa.
- h) Unless otherwise indicated, if a particular designated beneficiary from one of the respective beneficiary levels fails to survive me, the surviving members of that level, who are then living at the time of my death, shall take the share or shares which the deceased member(s) would have taken if the deceased member(s) survived me. In the case where a designated beneficiary fails to survive me, unless I specify that a designated beneficiary shall take the Subject Property, per stirpes, even when a deceased member of the group is a descendant of mine, the transfer to the deceased designated beneficiary shall lapse.
- 4) MY FIRST DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **UPON MY DEATH, I GIVE THE ENTIRE INTEREST IN THE SUBJECT PROPERTY I HOLD AS FOLLOWS: 50% TO MY HUSBAND, JOHN RENDER, BORN APRIL 21, 1938, AND MY DAUGHTER, SHERYL WOODARD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, AND THE REMAINING 50% TO MY DAUGHTER, SHERYL WOODARD, BORN NOVEMBER 25, 1970, PER STIRPES. IT IS MY INTENTION THAT MY INTEREST SHALL CONSOLIDATE AND PASS TO MY DAUGHTER, SHERYL, PER STIRPES, UPON THE DEATH OF BOTH MY HUSBAND AND MYSELF.**
- 5) MY SECOND DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **NO DESIGNATION MADE**
- 6) MY THIRD DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **NO DESIGNATION MADE**

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I, **JANNIE RENDER**, having attained the age of 18 years and having the capacity required to make a valid Illinois will, execute this Beneficiary Deed pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act.

Dated: **May 29, 2013**Dated: **May 29, 2013**EXEMPT UNDER PROVISIONS OF REAL ESTATE TRANSFER LAW  
35 ILCS 200/31-45 (d) and (e).

Jannie Render  
JANNIE RENDER, OWNER

Jannie Render  
JANNIE RENDER, OWNER

**Witness Statement** - On the date **JANNIE RENDER**, signed and executed the foregoing Beneficiary Deed, each of the undersigned witnesses below signed this instrument in the presence of a notary public; the owner, **JANNIE RENDER**; and each other; and each of the respective witnesses, who have attained the age of 18, attest to the following:

- (1) **JANNIE RENDER** is known to me to be the same person who signed and executed the foregoing Beneficiary Deed.
- (2) **JANNIE RENDER** signed and executed this instrument in the presence of the witnesses subscribed below and a notary public.
- (3) **JANNIE RENDER** signed and executed this instrument as a free and voluntary act and I believe **JANNIE RENDER** to be of sound mind and memory.

Witness Name and Residence (PRINT)	Witness Signature	Date
Witness 1: <b>AISHA HAMILTON</b> 6017 S. HARPER UNIT 25 CHICAGO, IL 60637	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <u>Aisha Hamilton</u>	May 29, 2013
Witness 2: <b>RODNEY ALLEN</b> 7257 S. LANGLEY AVE. CHICAGO, IL 60619	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <u>Rodney Allen</u>	May 29, 2013

State of **ILLINOIS**County of **COOK**

I, CERTIFY THAT, the witnesses, **AISHA HAMILTON**, WITNESS 1; and **RODNEY ALLEN**, WITNESS 2; and the OWNER of the Subject Property, **JANNIE RENDER**, appeared before me and each are known to me to be the individuals who respectively signed this instrument, and acknowledged that each signed the same as his or her free and voluntary act, GIVEN under my hand and official seal this **May 29, 2013**.

David E. Trice  
Notary Public: **DAVID E. TRICE**

(Seal)

OFFICIAL SEAL  
DAVID E. TRICE  
Notary Public - State of Illinois  
My Commission Expires Sep 22, 2013

**This instrument was drafted and prepared by:**

David E. Trice, Attorney at Law  
9723 S. Western Ave., Chicago, IL 60643  
773 233 3303 OFFICE 773 233 3330 FAX  
[www.tricelaw.com](http://www.tricelaw.com)

This instrument was drawn without title examination,  
using description provided by the owner.

**Mail future tax bills to:**

**JANNIE RENDER**  
6431 S. LANGLEY AVE.  
CHICAGO, IL 60637