



Doc#: 1432147042 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/17/2014 09:28 AM Pg: 1 of 3

**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:

**RILAND L. AND CARLENE HARRIS
8948 S. MAY ST.
CHICAGO, IL 60620**

(Above Space for Recorder's Use Only)

RESPECTIVELY AS HUSBAND AND WIFE, WE, **RILAND L. AND CARLENE HARRIS**, RESIDENTS OF **CHICAGO**, DOMICILED IN **COOK COUNTY, IL**, declare this document to be our 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) We are the OWNERS of the Subject Property
 - a) located at and commonly known as: **8948 S. MAY ST., CHICAGO, COOK COUNTY, IL 60620.**
 - b) PIN: **25-05-217-030-0000**
 - c) legally described as: **LOT 13 IN MARTIN J. HEALY'S SECOND ADDITION TO BRAINARD A SUBDIVISION OF LOTS 6 TO 43 IN BLOCK 6 IN COLES SUBDIVISION OF THE NORTH 50.37 ACRES OF THAT PART WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD OF NORTH EAST QUARTER (NE 1/4) OF SECTION FIVE (5), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (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, we are naming the person or persons to be our designated beneficiary. Furthermore, upon both of our deaths, we are 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) We may name one designated beneficiary to receive the Subject Property or we may name multiple beneficiaries to receive the property.
 - c) We may designate beneficiaries who are members of a class (e.g., my siblings, my children, my parents, etc.) or we may specifically name multiple beneficiaries that form a related or an unrelated group.

UNOFFICIAL COPY

- d) Unless indicated otherwise, when, in a single devise, we 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: Our "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: Our "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: Our "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 us means the beneficiary is then living or in existence on the 8th day after the date of death of the survivor of the two of us.
- 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 we 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) OUR FIRST DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **TO THE FOLLOWING BENEFICIARIES WHO SURVIVE BOTH OF THE NAMED OWNERS, (TO TAKE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, IF MORE THAN ONE BENEFICIARY SURVIVES), NAMELY: OUR SON, CARLTON L. HARRIS, BORN AUGUST 15, 1961 AND OUR DAUGHTER, GALE JAMES (NEE HARRIS), BORN MAY 29, 1964.**
- 5) OUR SECOND DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **IN EQUAL SHARES, PER STIRPES, TO THE FOLLOWING BENEFICIARIES WHO HAVE LIVING LINEAL DESCENDANTS AT THE TIME OF THE SURVIVING NAMED OWNER'S DEATH, NAMELY: OUR SON, CARLTON L. HARRIS, BORN AUGUST 15, 1961 AND OUR DAUGHTER, GALE JAMES (NEE HARRIS), BORN MAY 29, 1964. THE VESTED BENEFICIARIES ARE TO HOLD SUCH PROPERTY AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, IF MORE THAN ONE BENEFICIARY SURVIVES BOTH OF THE NAMED OWNERS.**
- 6) OUR THIRD DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **NO DESIGNATION MADE.**

UNOFFICIAL COPY

I, **RILAND L. AND CARLENE HARRIS**, 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: **November 14, 2014**

Riland L. Harris
 Carlene Harris
RILAND L. AND CARLENE HARRIS, OWNER

Dated: **November 14, 2014**

**EXEMPT UNDER PROVISIONS OF REAL ESTATE TRANSFER LAW
 35 ILCS 200/31-45 (d) and (e).**
Riland L. Harris
 Carlene Harris
RILAND L. AND CARLENE HARRIS, OWNER

Witness Statement - On the date **RILAND L. AND CARLENE HARRIS**, 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, **RILAND L. AND CARLENE HARRIS**; and each other; and each of the respective witnesses, who have attained the age of 18, attest to the following:

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

Witness Name and Residence (PRINT)	Witness Signature	Date
Witness 1: SHIRLEY ANN BUCKNER 8947 S. MAY ST. CHICAGO, IL 60620	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <u><i>Shirley Ann Buckner</i></u>	November 14, 2014
Witness 2: ROSALIE JONES 10617 S. LOWE AVE. CHICAGO, IL 60628	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <u><i>Rosalie Jones</i></u>	November 14, 2014

State of **ILLINOIS**
 County of **COOK**
 I, CERTIFY THAT, the witnesses, **SHIRLEY ANN BUCKNER**, WITNESS 1; and **ROSALIE JONES**, WITNESS 2; and the OWNER of the Subject Property, **RILAND L. AND CARLENE HARRIS**, 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 **November 14, 2014**.

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

(Seal) "OFFICIAL SEAL"
 DAVID E. TRICE
 Notary Public, State of Illinois
 My Commission Expires 10/3/2017

<p>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 This instrument was drawn without title examination, using description provided by the owner.</p>	<p>Mail future tax bills to: RILAND L. HARRIS 8948 S. MAY ST. CHICAGO, IL 60620</p>
---	---