

UNOFFICIAL COPY

PREPARED BY:

Edward A. Tominov, Ltd.
2044 Ridge Road
Homewood, IL 60430



Doc#: 1510057022 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2015 10:27 AM Pg: 1 of 3

MAIL TAX BILL TO:

Billie Caldwell
8244 S. Wabash
Chicago, IL 60619

MAIL RECORDED DEED TO:

Edward A. Tominov, Ltd.
2044 Ridge Road
Homewood, IL 60430

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

I, BILLIE CALDWELL, Owner of 5471 S. Hyde Park Blvd, Unit 10-A, Chicago, Illinois 60615, Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the sole owner of residential real estate under a duly recorded Trustee's Deed dated January 15, 2015 and recorded as document number 1502310044, in the County of Cook, State of Illinois. The residential real estate is legally described as:

UNIT NO. 10A AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 4 AND THE NORTH HALF OF LOT 5 IN BLOCK 1 IN EAST END SUBDIVISION OF THE PART OF THE SOUTH 7.86 CHAINS OF THE SOUTH WEST FRACTIONAL QUARTER OF SECTION 12 AND OF THE NORTH 10 CHAINS OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 13, LYING EAST OF THE EAST LINE OF PARK AVENUE IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EAST 8 FEET THEREOF TAKEN FOR AN ALLEY) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY THE NATIONAL BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 28, 1969, AND KNOWN AS TRUST NO. 3229 RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 21607006; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-12-114-046-1009

Property Address: 5471 S. Hyde Park Blvd., Unit 10-A, Chicago, Illinois 60615

That under 755 ILCS 27/1 et. Seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of my death. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

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That upon my death, I hereby convey and transfer the residential real estate listed above to FRANSESTA C. SMITH, of 425 53rd Street, Fairfield, Alabama, 35064, as beneficiary, to a 100% undivided interest.

Signed this 31st day of March, 2015.

Billie Caldwell
BILLIE CALDWELL, Owner

WITNESSES

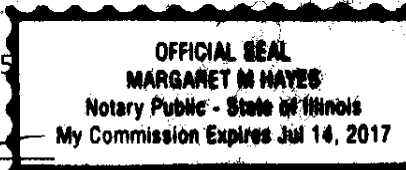
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Owner(s) to be of sound mind and memory at the time of signing:

Witnesses	Addresses
<u>Nucle Capen</u>	residing at: <u>2044 Ridge Road</u>
	<u>Homewood, IL 60430</u>
<u>[Signature]</u>	residing at: <u>2044 Ridge Road</u>
	<u>Homewood, IL 60430</u>

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that BILLIE CALDWELL and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of Driver's License, State of Illinois picture identification document or _____ to be the same persons whose names are subscribed to 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 notarial seal this 31st day of March, 2015



Margaret M Hayes

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

3-31-15
Date

[Signature]
Representative

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STATEMENT BY GRANTOR AND GRANTEE

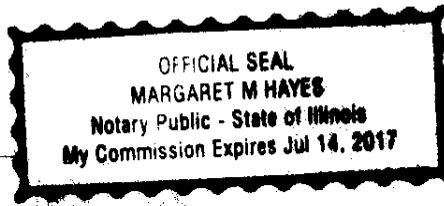
The grantor, BILLIE CALDWELL, or her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3-31, 2015

Signature *Billie Caldwell*
Grantor or Agent

SUBSCRIBED AND SWORN to
before me this 31 day
of MARCH, 2015.

Margaret M Hayes
Notary Public



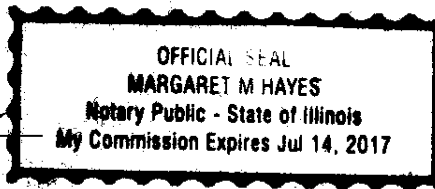
The grantee, BILLIE CALDWELL, or her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire an hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3-31, 2015

Signature *Billie Caldwell*
Grantee or Agent

SUBSCRIBED and SWORN to
before me this 31 day
of MARCH, 2015.

Margaret M Hayes
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A misdemeanor or for subsequent offense.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)