

# 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:



Doc#: 1603646033 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/05/2016 10:32 AM Pg: 1 of 3

PATRICIA LOVE  
3680 186<sup>TH</sup> ST.  
LANSING, IL 60438

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

I, **PATRICIA LOVE**, a DIVORCED, AND SINCE REMARRIED, FEMALE, RESIDENT OF **LANSING**, DOMICILED IN **COOK COUNTY, IL**, AND BORN April 22, 1952, 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 OWNER of the Subject Property
  - a) located at and commonly known as: **3680 186<sup>TH</sup> ST. LANSING, COOK COUNTY, IL 60438.**
  - b) PIN: **30-32-403-129-1077**
  - c) legally described as: **PARCEL 1: UNIT 402 IN BUILDING #4 IN LAKE VIEW CLUB CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE SOUTHEAST FRACTIONAL QUARTER (EXCEPT THE SOUTH 25 FEET THEREOF) OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM WHICH WAS RECORDED MAY 21, 1993 AS DOCUMENT NUMBER 93-384028 AS AMENDED BY A FIRST AMENDMENT WHICH WAS RECORDED AUGUST 26, 1994 AS DOCUMENT NUMBER 94-758009 AND AS AMENDED BY A SECOND AMENDMENT WHICH WAS RECORDED JULY 7, 1995 AS DOCUMENT NUMBER 95-440696, AS AMENDED BY A THIRD AMENDMENT WHICH WAS RECORDED OCTOBER 31, 1995 AS DOCUMENT NUMBER 95-744078 AND AS AMENDED FROM TIME TO TIME. TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND TO THE GRANTEE'S SUCCESSORS AND ASSIGNS, AS A LIMITED COMMON ELEMENT APPURTENANT TO THE PREMISES HEREIN CONVEYED, BUILDING PARKING SPACE #404 IN BUILDING #4 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AS AMENDED.**
- 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.

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- 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.
  - 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) **MY SISTER, SANDRA BALL (NEE LOVE), BORN SEPTEMBER 28, 1955, IF SHE SURVIVES ME.**
- 5) MY SECOND DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **MY NIECE, RONZETTE JACKSON, BORN FEBRUARY 9, 1977, IF SHE SURVIVES ME.**
- 6) MY THIRD DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **TO MY SURVIVING SIBLINGS, NAMELY: MY SISTER, GAIL JACKSON, BORN MARCH 23, 1953, MY SISTER, AUDREY PERKINS, BORN FEBRUARY 19, 1962 AND MY SISTER, BRENDA SMITH, BORN SEPTEMBER 2, 1963 (TO HOLD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP IF MORE THAN ONE BENEFICIARY SURVIVES ME).**

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I, <b>PATRICIA LOVE</b> , 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: February 04, 2016	Dated: February 04, 2016
<input checked="" type="checkbox"/> <u><i>Patricia Love</i></u> PATRICIA LOVE, OWNER	<b>EXEMPT UNDER PROVISIONS OF REAL ESTATE TRANSFER LAW 35 ILCS 200/31-45 (d) and (e).</b> <input checked="" type="checkbox"/> <u><i>Patricia Love</i></u> PATRICIA LOVE, OWNER

<b>Witness Statement</b> - On the date <b>PATRICIA LOVE</b> , 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, <b>PATRICIA LOVE</b> ; and each other; and each of the respective witnesses, who have attained the age of 18, attest to the following: (1) <b>PATRICIA LOVE</b> is known to me to be the same person who signed and executed the foregoing Beneficiary Deed. (2) <b>PATRICIA LOVE</b> signed and executed this instrument in the presence of the witnesses subscribed below and a notary public. (3) <b>PATRICIA LOVE</b> signed and executed this instrument as a free and voluntary act and I believe <b>PATRICIA LOVE</b> to be of sound mind and memory.		
Witness Name and Residence (PRINT)	Witness Signature	Date
Witness 1: <b>RITA F. BROWN</b> 12005 S. LONGWOOD DR. BLUE ISLAND, IL 60406	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <u><i>Rita F. Brown</i></u>	2/4/2016
Witness 2: <b>EDDIE LOUISE MAY</b> 1629 DOWNS DR. CALUMET CITY, IL 60409	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <u><i>Eddie Louise May</i></u>	2/4/2016
State of <b>ILLINOIS</b> County of <b>COOK</b> I, CERTIFY THAT, the witnesses, <b>RITA F. BROWN</b> , WITNESS 1; and <b>EDDIE LOUISE MAY</b> , WITNESS 2; and the OWNER of the Subject Property, <b>PATRICIA LOVE</b> , 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 <b>4th day of February 2016</b> .		
<input checked="" type="checkbox"/> <u><i>David E. Trice</i></u> Notary Public: DAVID E. TRICE	(Seal)	
<b>This instrument was drafted and prepared by:</b> David E. Trice, Attorney at Law 9723 S. Western Ave., Chicago, IL 60643 773 233 3303 OFFICE 773 233 3330 FAX <a href="http://www.tricelaw.com">www.tricelaw.com</a> This instrument was drawn without title examination, using description provided by the owner.	<b>Mail future tax bills to:</b>  <b>PATRICIA LOVE</b> 3680 186 <sup>TH</sup> ST. LANSING, IL 60438	