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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#: 1622945048 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/16/2016 11:25 AM Pg: 1 of 3

JOHN & JUDY ECTOR-CHAPMAN

8743 S. SANGAMON ST.

CHICAGO, IL 60620

(Above Space for Recorder's Use Only)

WE, JOHN & JUDY ECTOR-CHAPMAN, HUSBAND AND WIFE, AND THE 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 (hereinafter referred to as the Owners)
 - a) located at and commonly known as: **8743 S. SANGAMON ST., CHICAGO, COOK COUNTY, IL 60620.**
 - b) PIN: **25-05-205-016-0000**
 - c) legally described as: **LOT 24 IN WILLIAM J. WIGHTMAN'S SUBDIVISION OF THE SOUTH 457 FEET OF BLOCK 23 IN W.O. COLES NORTH 90.37 ACRES OF PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, 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 the death of the survivor of the owners, 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., our siblings, our children, our parents, etc.) or we 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, 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 the survivor of the named owners' 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 all owners means the beneficiary is then living or in existence on the 8th day after the date of the death of the survivor of all owners.
- 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 all owners, the surviving members of that level, who are then living at the time of all of the owners' death, shall take the share or shares which the deceased member(s) would have taken if the deceased member(s) had survived all of the owners. In the case where a designated beneficiary fails to survive all of the owners, 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 ours, the transfer to the deceased designated beneficiary shall lapse.
- 4) OUR FIRST DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **TO THE FOLLOWING BENEFICIARIES WHO SURVIVE BOTH OWNERS OF THE SUBJECT PROPERTY (TO TAKE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, IF MORE THAN ONE BENEFICIARY SURVIVES THE SURVIVING OWNER), NAMELY: MARGURITE ECTOR, BORN AUGUST 4, 1964; JEVON BETTISON (NEE ECTOR), BORN JULY 19, 1975; JANETTE ECTOR, BORN MAY 18, 1978; JANEL ECTOR, BORN MAY 18, 1978; JAMAR ECTOR, BORN OCTOBER 23, 1979.**
- 5) OUR SECOND DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **NO DESIGNATION MADE**
- 6) OUR THIRD DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **NO DESIGNATION MADE**

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WE, JOHN & JUDY ECTOR-CHAPMAN, EACH AND ALL 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: August 12, 2016

Dated: August 12, 2016

**EXEMPT UNDER PROVISIONS OF REAL ESTATE TRANSFER LAW
35 ILCS 200/31-45 (d) and (e)**

John Chapman Judy Ector Chapman
JOHN & JUDY ECTOR-CHAPMAN, OWNERS

John Chapman Judy Ector Chapman
JOHN & JUDY ECTOR-CHAPMAN, OWNERS

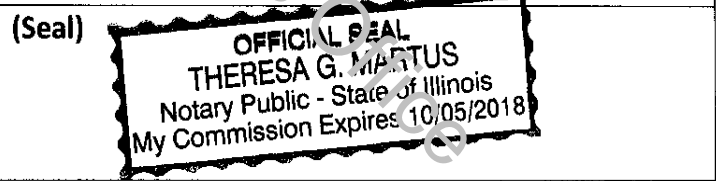
Witness Statement - On the date **JOHN & JUDY ECTOR-CHAPMAN**, signed and executed the foregoing Beneficiary Deed, each of the undersigned witnesses below signed this instrument in the presence of a notary public; the owners, **JOHN & JUDY ECTOR-CHAPMAN**; and each other; and each of the respective witnesses,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

- (1) **JOHN & JUDY ECTOR-CHAPMAN** are known to me to be the same people who signed and executed the foregoing Beneficiary Deed.
- (2) **JOHN & JUDY ECTOR-CHAPMAN** signed and executed this instrument in the presence of the witnesses subscribed below and a notary public.
- (3) **JOHN & JUDY ECTOR-CHAPMAN** signed and executed this instrument as a free and voluntary act and I believe **JOHN & JUDY ECTOR-CHAPMAN** to be of sound mind and memory.

Witness Name and Residence (PRINT)	Witness Signature	Date
Witness 1: NARSIS WILLIAMS 6428 S. MAY ST. CHICAGO, IL 60637	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <i>Narsis Williams</i>	8/12/2016
Witness 2: ROSITA MOORE 12801 S. ADA CALUMET PARK, IL 60827	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <i>Rosita Moore</i>	8/12/2016

State of **ILLINOIS**
 County of **COOK**
 I, CERTIFY THAT, the witnesses, **NARSIS WILLIAMS**, WITNESS 1; and **ROSITA MOORE**, WITNESS 2; and the OWNERS of the Subject Property, **JOHN & JUDY ECTOR-CHAPMAN**, 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 **12th day of August 2016**.

Theresa G. Martus
 Notary Public: **THERESA G. MARTUS**



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.

Mail future tax bills to:
JOHN & JUDY ECTOR-CHAPMAN
 8743 S. SANGAMON ST.
 CHICAGO, IL 60620