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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:

JESUS B. RIVERA

7441 S. VERNON AVE.

CHICAGO, IL 60619



Doc# 1703246034 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 11:42 AM PG: 1 OF 3

(Above Space for Recorder's Use Only)

I, **JESUS B. RIVERA**, a WIDOWED, MALE, RESIDENT OF **CHICAGO**, DOMICILED IN **COOK COUNTY, IL**, AND BORN April 25, 1932, 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: **7441 S. VERNON AVE., CHICAGO, COOK COUNTY, IL 60619.**
 - b) PIN: **20-27-225-014-0000**
 - c) legally described as: **LOT 14 IN WAKEFORD SEVENTH ADDITION, BEING FRANK T. CRAWFORD'S SUBDIVISION OF LOTS, 2, 3, 8 AND 9 IN BLOCK 3 OF WILLIAM FLEMING'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, 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 8th 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) **TO THE FOLLOWING BENEFICIARIES, NAMELY: CARMELITA CULLERS (NEE RIVERA), BORN MARCH 19, 1959; MICHAEL JOHNSON, BORN JUNE 20, 1953; AND PHYLLIS JACKSON (NEE RIVERA), BORN OCTOBER 4, 1969. IF ANY ABOVE NAMED BENEFICIARY DOES NOT SURVIVE ME, THE SHARE HE OR SHE WOULD HAVE RECEIVED, HAD HE OR SHE SURVIVED ME, SHALL PASS TO SUCH BENEFICIARY, PER STIRPES, PROVIDING THAT SUCH BENEFICIARY HAS LIVING LINEAL DESCENDANTS AT THE TIME OF MY DEATH. IF SUCH BENEFICIARY DOES NOT HAVE LIVING LINEAL DESCENDANTS AT THE TIME OF MY DEATH, THE SHARE HE OR SHE WOULD HAVE RECEIVED, HAD HE OR SHE SURVIVED ME, SHALL PASS, PER STIRPES, TO THE REMAINING BENEFICIARIES NAMED ABOVE.**
- 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, **JESUS B. RIVERA**, 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: January 31, 2017

Jesus B. Rivera
JESUS B. RIVERA, OWNER

Dated: January 31, 2017

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

Jesus B. Rivera
JESUS B. RIVERA, OWNER


Witness Statement - On the date **JESUS B. RIVERA**, 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, **JESUS B. RIVERA**; and each other; and each of the respective witnesses, who have attained the age of 18, attest to the following:

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

Witness Name and Residence (PRINT)	Witness Signature	Date
Witness 1: LEMUEL HALL 7954 S. WENTWORTH AVE. CHICAGO, IL 60620	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <u>[Signature]</u>	1/31/2017
Witness 2: DAVID BERNARD THORNTON 6142 S. WOODLAWN 2N CHICAGO, IL 60635	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <u>[Signature]</u>	1/31/2017

State of **ILLINOIS**
 County of **COOK**
 I, CERTIFY THAT, the witnesses, **LEMUEL HALL**, WITNESS 1; and **DAVID BERNARD THORNTON**, WITNESS 2; and the OWNER of the Subject Property, **JESUS B. RIVERA**, 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 **31st day of January 2017**.

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

(Seal)


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:
JESUS B. RIVERA
 7441 S. VERNON AVE.
 CHICAGO, IL 60619