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PREPARED BY:

Ms. Eva Sims

1146 West 88th Street

Chicago, Illinois 60620



1704844000

Doc# 1704844000 Fee \$42.00

PROPERTY OWNER INFORMATION:

Ms. Eva Sims (Now Widowed)

1146 West 88th Street

Chicago, Illinois 60620

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/17/2017 09:40 AM PG: 1 OF 3

TRANSFER ON DEATH INSTRUMENT (TODI)

PURSUANT TO §755 ILCS 27/1 FT. SEQ. (ILLINOIS RESIDENTIAL REAL PROPERTY TRANSFER ON DEATH INSTRUMENT)

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was executed on this day of February in the year of 2017, by Ms. Eva Sims (the surviving tenant
DAY OF THE MONTH MONTH YEAR NAME(S) OF PROPERTY OWNER(S)
of the union between Eva & Arthur) who reside at 1146 West 88th Street in Chicago, Illinois 60620 County of Cook
NAME(S) OF PROPERTY OWNER(S) FULL PROPERTY ADDRESS WITH CITY, STATE, ZIP CODE & COUNTY

being of sound mind and disposing memory, do hereby make, declare and publish this TODI stating as follows:
That the above referenced property owner(s) is/are the SOLE owner(s) of residential real estate under a duly recorded
DEED, recorded January of 1970 as document see Recorder of Deeds Office in the County of
COOK, State of Illinois. The residential real estate is legally described as:
DATE DEED RECORDED DOCUMENT NUMBER COUNTY

WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)

LOT TWENTY SEVEN (27) AND LOT TWENTY EIGHT (28) (EXCEPT THE EAST FIVE (5) FEET OF SAID LOT TWENTY EIGHT (28) IN ROY AND NOURSE'S SUBDIVISION OF NORTH 90.37 ACRES OF THAT PART OF NORTH EAST QUARTER (1/4) OF SECTION FIVE (5), TOWNSHIP 37, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY

WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:

2 5 - 0 5 - 2 0 0 - 0 2 9 - 0 0 0 0

PROPERTY COMMONLY REFERRED TO ADDRESS:

1146 WEST 88TH STREET

CHICAGO, ILLINOIS 60620

The owner(s), being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, do hereby convey and transfer, effective on death of the Owner last to die, the above-described real

BENEFICIARY DESIGNATION: ATTACH ADDITIONAL AS NEEDED

1 NAME: Mr. Bernard Johnson

2 NAME: Mr. Thurston L. Sims

3 NAME: Mr. James A. Sims

ADDRESS: 4141 Victoria St. 901 E. 104 St #205 1146 W. 88 St.

CITY/STATE: Chicago Ill. 60620 Chicago Ill. 60620 Chicago Ill. 60620

SPECIAL NOTICE: THIS DOCUMENT HAS BEEN PROVIDED AS A COURTESY FROM THE COOK COUNTY RECORDER OF DEEDS

THIS FORM IS NOT LEGAL ADVICE OR ASSISTANCE WITH YOUR INDIVIDUAL ESTATE PLAN. FURTHERMORE, IT WAS PROVIDED WITHOUT ANY TITLE EXAMINATION OR REVIEW OF YOUR INDIVIDUAL ESTATE. PLEASE CONSULT AN ATTORNEY IF YOU HAVE ADDITIONAL QUESTIONS.

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (TRANSFER TAX STAMP, EXEMPTION, WITNESS & NOTARY)

NAME OF OWNER

Ms. Eva M. Sims

This Transfer is Exempt under provisions of 35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.

DATE DOCUMENT EXECUTED _____ SIGNATURE OF OWNER OR REPRESENTATIVE *Eva M. Sims*

DATE DOCUMENT EXECUTED _____ SIGNATURE OF OWNER OR REPRESENTATIVE _____

WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

WITNESS 1 PRINTED NAME	WITNESS 1 SIGNATURE <i>James Sims</i>	WITNESS 1 ADDRESS
WITNESS 2 PRINTED NAME	WITNESS 2 SIGNATURE <i>[Signature]</i>	WITNESS 2 ADDRESS

NOTARY VERIFICATION

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 Owner(s) and witnesses personally known to me to be the same persons whose names are subscribed on 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 16th day of February 2017

NOTARY PUBLIC SIGNATURE: *[Signature]*

NOTARY PUBLIC STAMP:

<p>"OFFICIAL RICHARD CROWE Notary Public, State of Illinois My Commission Expires June 06, 2020 Commission No. 257504</p>	<p>"OFFICIAL SEAL" RICHARD CROWE Notary Public, State Of Illinois My Commission Expires June 06, 2020 Commission No. 257504</p>
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ADDITIONAL BENEFICIARIES TO TAKE OWNERSHIP IN JOINT TENANCY

4. Mr. Timothy Sims who resides at: 1320 E. 89th St apt 16 60620
5. Ms. Alexis Sims who resides at: 1146 W. 88th Street 60620
6. Mr. Mario T. Sims who resides at: 7927 So. Wabson 3rd floor 60119

All six of the included/indicated beneficiaries are to take the property as Joint Tenants in Common with a Right of Survivorship in accordance with Illinois property law.

Property of Cook County Clerk's Office