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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:

LILLIE M. RILEY
20 E. 100TH PL
CHICAGO, IL 60628



1715846092

Doc# 1715846092 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2017 01:16 PM PG: 1 OF 3

(Above Space for Recorder's Use Only)

I, **LILLIE M. RILEY**, a WIDOWED, AND NOT SINCE REMARRIED, FEMALE, RESIDENT OF **CHICAGO**, DOMICILED IN **COOK COUNTY, IL**, AND BORN October 22, 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: **10528 S. EGGLESTON AVE, CHICAGO, COOK COUNTY, IL 60628.**
 - b) PIN: **25-16-120-027-0000**
 - c) legally described as: **LOT 10 IN BLOCK 14 IN TENINGA BROTHERS AND COMPANY'S 5TH BELLEVUE ADDITION TO ROSELAND, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 37 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.

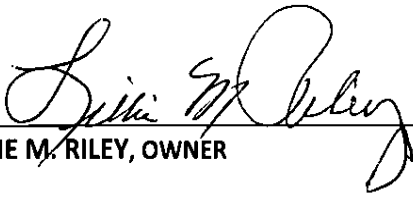
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- d) Unless indicated otherwise, when, in a single devise, I name multiple beneficiaries to receive the Subject Property, the beneficiaries who are entitled to take, must do so in equal shares, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as 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) **MY GRANDSON, GENALD RILEY, BORN NOVEMBER 26, 1972, IF HE SURVIVES ME.**
- 5) MY SECOND DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **THE FOLLOWING BENEFICIARIES WHO SURVIVE ME (TO TAKE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, IF MORE THAN ONE BENEFICIARY SURVIVES ME), NAMELY: MY SON, DERRICK RILEY AND MY DAUGHTER, JANIS RILEY.**
- 6) MY THIRD DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **IN EQUAL SHARES, PER STIRPES, TO THE FOLLOWING BENEFICIARIES WHO HAVE LIVING LINEAL DESCENDANTS WHO SURVIVE ME, NAMELY: MY SON, DERRICK RILEY AND MY DAUGHTER, JANIS RILEY.**

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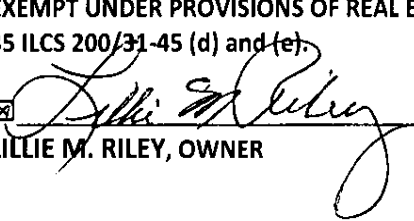
I, **LILLIE M. RILEY**, having attained the age of 18 years and having the capacity required to make a valid Illinois will, execute this Beneficiary Deed pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act.

Dated: June 07, 2017


LILLIE M. RILEY, OWNER

Dated: June 07, 2017

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


LILLIE M. RILEY, OWNER

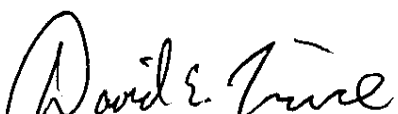
Witness Statement - On the date **LILLIE M. RILEY**, signed and executed the foregoing Beneficiary Deed, each of the undersigned witnesses below signed this instrument in the presence of a notary public; the owner, **LILLIE M. RILEY**; and each other; and each of the respective witnesses, who have attained the age of 18, attest to the following:

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

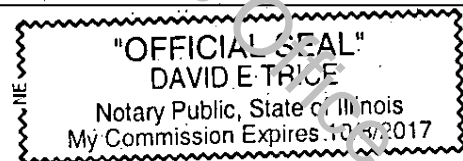
Witness Name and Residence (PRINT)	Witness Signature	Date
Witness 1: WILLA GRANBERRY 15 E. 100 TH PL. CHICAGO, IL 60628	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> 	6/7/2017
Witness 2: MARCELLUS D. JACKSON 286 CORNELL AVE. CALUMET CITY, IL 60409	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> 	6/7/2017

State of **ILLINOIS**County of **COOK**

I, CERTIFY THAT, the witnesses, **WILLA GRANBERRY**, WITNESS 1; and **MARCELLUS D. JACKSON**, WITNESS 2; and the OWNER of the Subject Property, **LILLIE M. RILEY**, 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 **7th day of June 2017**.


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:

LILLIE M. RILEY
20 E. 100TH PL
CHICAGO, IL 60628