

# UNOFFICIAL COPY

**PREPARED BY:**

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Doc# 1733957081 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/05/2017 02:31 PM PG: 1 OF 3

**PROPERTY OWNER INFORMATION:**

Rufus Nichols

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## TRANSFER ON DEATH INSTRUMENT (TODI)

PURSUANT TO §755 ILCS 27/1 ET 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 5<sup>th</sup> day of November in the year of 2017, by Rufus Nichols  
DAY OF THE MONTH MONTH YEAR NAME(S) OF PROPERTY OWNER(S)

Rufus Nichols who reside at 9053 S. Constance Chicago, IL 60617  
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 01-04-1990 as document 90005431 in the County of COOK, State of Illinois. The residential real estate is legally described as:

**WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)**

See attach legal

**WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:**

2 5 - 0 1 - 1 3 0 - 0 6 2 - 0 0 0 0

**PROPERTY COMMONLY REFERRED TO ADDRESS:**

9053 S. Constance  
Chicago, IL 60617

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**

NAME:	<u>Angela D. Moss</u>	<u>Randy Nichols</u>	<u>Donald Ridgeway</u>
ADDRESS:	<u>439 Tamarack</u>	<u>304 S. Ingleside</u>	<u>22840 Southbrook Dr.</u>
CITY/STATE:	<u>Park Forest IL 60464</u>	<u>Glenwood, IL</u>	<u>Sauk Village, IL 60411</u>

**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

Rufus Nichols

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

<u>12-04-17</u>	<u>Rufus Nichols</u>
DATE DOCUMENT EXECUTED	SIGNATURE OF OWNER OR REPRESENTATIVE

DATE DOCUMENT EXECUTED	SIGNATURE OF OWNER OR REPRESENTATIVE
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### 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.

Iola A. Bradberry  
WITNESS 1 PRINTED NAME

Iola A. Bradberry  
WITNESS 1 SIGNATURE

3057 W. 110<sup>th</sup> Street Evergreen IL 60525  
WITNESS 1 ADDRESS

Dannie R. Donald  
WITNESS 2 PRINTED NAME

Dannie R. Donald  
WITNESS 2 SIGNATURE

91205 Euclid Ave. Chicago, IL 60617  
WITNESS 2 ADDRESS

### NOTARY VERIFICATION

STATE OF ILLINOIS )

) SS

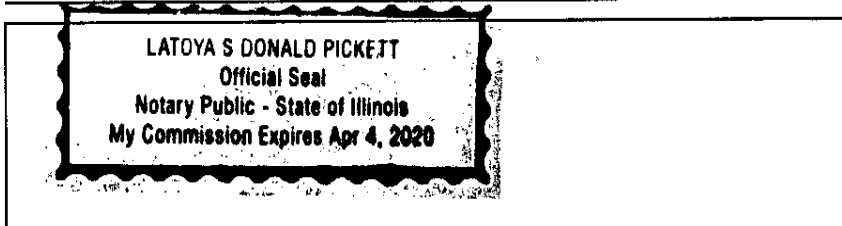
COUNTY OF COOK )

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 4th day of December 2017

NOTARY PUBLIC SIGNATURE:

NOTARY PUBLIC STAMP:



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STREET ADDRESS: 9053 S. CONSTANCE AVE  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 25-01-130-062-0000

LEGAL DESCRIPTION:

LOT 22 (EXCEPT THE SOUTH 10 FEET THEREOF) AND LOT 23 (EXCEPT THE NORTH 9 FEET THEREOF)  
IN HARBOR SUBDIVISION OF THE SOUTH 5 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST  
1/2 OF THE NORTHWEST 1/4 OF SECTION 1 TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office