

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

STATE OF ILLINOIS
COUNTY OF COOK

RETURN TO:

The Law Offices of Max Elliott, Ltd.
500 N. Michigan Ave., Suite 600
Chicago, IL 60611



1802445000

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/24/2018 09:03 AM PG: 1 OF 2

Above space for Recorder's use only

I, CHARLES HOPSON, of Chicago, Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this TRANSFER ON DEATH INSTRUMENT and say as follows:

That I am the owner of property under a duly recorded Quit Claim Deed, Document No. 0330002109 on October 27, 2003, in the Cook County Recorder of Deeds office, State of Illinois, and the Legal Description of the property is:

THE NORTH LOT 1/2 OF LOT 2 OF LOT 2 IN CHATHAM VILLAGE FIRST ADDITION, BEING A SUBDIVISION OF THE WEST ONE EIGHTH (EXCEPT THE WEST 33 FEET THEREOF) OF SOUTH 1/2 OF SOUTH 1/2 OF EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

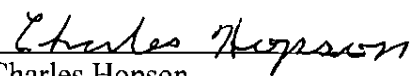
Permanent Index Number (PIN): 20-34-415-015-0000

Commonly known address of Real Estate: 8607 S. St. Lawrence Ave., Chicago, IL 60619

That under 755 ILCS 27, the owner of a property may transfer residential real estate by a TRANSFER ON DEATH INSTRUMENT; as such, this transfer does not become effective until and at my death; and

That upon my death, the property listed above shall vest 100% in my daughter, CHARLYNNE HOPSON, if then-living, except that my nephew, Hubbard Jones ("Hubbard") shall have a life estate in the property if he so desires. If, within 30 days of my death, Hubbard does not move into the property, then his life estate shall be void. If Charlynne predeceases me, then the property shall go to my daughter, Virginia Hopson ("Virginia"), if then living. If Virginia is not then-living, then the property shall go to my grandson, Kush M. Jhavi ("Kush"), and upon Kush's death, to Kush's descendants then-living. If Charlynne, Virginia, Kush, and none of Kush's descendants are then-living, then to Flora Seymour, Hubbard, Richard Hopson, Sy Hopson, and Derrick Hopson equally as joint tenants with rights of survivorship and not as tenants in common.

Signed this the 22 day of JAN, 2018.


Charles Hopson

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WITNESSES AFFIDAVIT

The above and foregoing instrument consisting of two (2) typed-written pages, including this, the witness and acknowledgment pages was signed, published and declared by the Grantor, CHARLES HOPSON as a TRANSFER ON DEATH INSTRUMENT in the presence of us and thereupon we, at CHARLES HOPSON's request and in the Grantor's presence and in the presence of each other, have hereunto signed our names as attesting witnesses, believing said Grantor at the time of so subscribing her name hereunto to be of sound mind and memory and under no restraint or constraint whatsoever, and that he was fully capable of knowingly and understandingly transacting the ordinary business affairs of life and of knowing the natural objects of his bounty, on this the 22 day of JANUARY, 2018.

Maximillienne Elliott
WITNESS #1 (Signature)
Printed: Maximillienne Elliott
Address: 500 N. Michigan Ave., Suite 600
Chicago, Illinois 60611

Julie Markin
WITNESS #2 (Signature)
Printed: Julie Markin
Address: 500 N. Michigan Ave #600
Chicago, IL 60611

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 CHARLES HOPSON and the above named witnesses Maximillienne Elliott and Julie Markin, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing Transfer on Death 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 22nd day of JANUARY, 2018.

Sara Marie Black
Notary Public



My commission expires on 12/8, 2020

Exempt under provisions of Paragraph 4e, Section 31-45,
Property Tax Code: 7001 Date: _____

THIS INSTRUMENT WAS PREPARED BY
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