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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



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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 I/OPSON, 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. 9733144 on May 12, 1997, in the Cook County Recorder of Deeds office, State of Illinois, and the Legal Description of the property is:

LOT 21 AND LOT 20 (EXCEPT THE 35 FEET THEREOF) IN BLOCK 6 IN E. B. SHOGREN AND COMPANY'S AVALON PARK SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 TO 25 INCLUSIVE AND 27 TO 46 INCLUSIVE IN BLOCK 3; LOTS 1 TO 19 INCLUSIVE, 21 TO 31 INCLUSIVE, 33 TO 38 INCLUSIVE AND 42 TO 46 INCLUSIVE IN BLOCK 4; LOTS 1 TO 46 INCLUSIVE IN BLOCK 5 AND LOTS 1 TO 46 INCLUSIVE IN BLOCK 6 IN PIERCE'S PARK, A SUBDIVISION OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 20-35-225-036-0000 Commonly known address of Real Estate: 8252 S. Kimbark Av., 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 dauglite: VIRGINIA HOPSON ("Virginia"), if then-living, except that my nephew, Hubbard Jones ("Hubbard") will 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 Virginia predeceases me, then the property shall go to my grandson, Kush M. Jhavilah ("Kush"), and upon Kush's death, to Kush's descendants then-living. If Virginia, Kush, and Kush's descendants are not then-living or Kush has no descendants at the time of his death, then to my daughter, Charlynne Hopson ("Charlynne"), if then-living. If Virginia, Kush, Kush's descendants, and Charlynne, are not then-living, then to Flora Seymour, Hubbard, Richard Hopson, Sy Hopson, and Derrick Hopson as joint tenants with rights of survivorship and not as tenants in common.

Signed this the <u>27</u> day of <u>JAN</u>, 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 2018.

this the 22 day of 2018.
Jule Marki
WMNESS #2 (Signature)
Printed: Julie Warken
Address: 5001. Wichon Ave #6
(Micago, IL 6061)
for said County, in the state aforesaid, DO HEREBY above named witnesses Maximillienne Elliott and own to me to be the same person(s) whose name is/are
trument, appeared before me this day in person, and
ed the said instrument as their free and voluntary act,
and day of Tongary, 2018.
Sera Ulsu Blecc
Notary Public
My commission expires on 18. 2020

Exempt under provisions of Paragraph 4e, Section 31-45,

Property Tax Code: 7001 Date:

THIS INSTRUMENT WAS PREPARED BY

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:12/06/20

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