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**TRANSFER ON DEATH
INSTRUMENT
STATE OF ILLINOIS
COUNTY OF COOK**

Doc# 1802445001 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

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

RETURN TO:

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

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. 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 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, 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. Jhavi ("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, Charlynn Hopson ("Charlynn"), if then-living. If Virginia, Kush, Kush's descendants, and Charlynn, 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 22 day of JAN., 2018.

Charles Hopson
Charles Hopson

