

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:



1819213008

Doc# 1819213008 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2018 11:09 AM PG: 1 OF 2

Shirley Carpenter
7610 S. Lafayette Ave.
Chicago, IL 60620
NAME & ADDRESS OF PROPERTY OWNER:

Mattie L. Carpenter
7610 S. Lafayette Ave.
Chicago, Illinois

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ILCS 27/1 ET SEQ.

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was completed and signed before a notary public on the following date: June 11, 2018, by the property owner or owners, whose name is or are: Mattie L. Carpenter and currently live at the street address of: 7610 S. Lafayette Avenue in the city of: Chicago, and county of: Cook, in the state of: Illinois

with a zip code of: 60620, while being of sound mind and disposing memory, do now hereby make, declare and publish this TODI, stating and attesting to the following. That the above-referenced property owner or owners, is or are, the **SOLE** owner(s) of the residential (which must be between 1 - 4 units) real estate, under a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was recorded on the date of: June 9, 1957 as document number: 16948378 with the proper County Agency in the County of: Cook in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property:

LEGAL DESCRIPTION: CHECK WHICH APPLIES - WRITTEN BELOW -OR- SEE ATTACHED

The North One-Third (1/3) of Lot Two (2) in Block Eleven (11) in Stewart's Subdivision of the North One-Half (1/2) of South East One-Fourth (1/4) of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PROPERTY IDENTIFICATION NUMBER(PIN): 2 0 - 2 8 - 4 1 2 - 0 2 1 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 7610 S. Lafayette Avenue
Chicago, Illinois 60620

Finally, the owner, or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Il, do now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** on the following page in the specified **TENANCY TYPE** if multiple **BENEFICIARIES**.

SPECIAL NOTICE: This form is provided compliments of **KAREN A. YARBROUGH, COOK COUNTY RECORDER OF DEEDS** and **DOES NOT CONSTITUTE LEGAL ADVICE** in any way, shape or form. Furthermore, it is provided **WITHOUT** any **TITLE EXAMINATION** or **REVIEW** of your individual estate plan. **PLEASE CONTACT AN ATTORNEY OR LICENSED ESTATE PLANNING PROFESSIONAL** if you have additional questions, comments or concerns regarding how to complete this form, as the **COOK COUNTY RECORDER OF DEEDS OFFICE STAFF MAY NOT** assist you with the preparation of this, or any, legal document.

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA. IL REAL ESTATE TRANSFER TAX LAW

As referenced on the foregoing page, the aforementioned **OWNER** or **OWNERS** do now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** in the specified **TENANCY TYPE** if multiple **BENEFICIARIES** are listed. Additionally, in the event the **BENEFICIARY** or **BENEFICIARIES** pre-decease the **OWNER** or **OWNERS**, the following **CONTINGENCY BENEFICIARY** or **BENEFICIARIES** should receive the interest outlined in this instrument, in the designated **TENANCY TYPE**:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
<u>Shirley Carpenter</u>	<u>Willard Carpenter</u>	<u>Dorothy O'Connor</u>	
<u>7610 S. Lafayette Ave</u>	<u>7610 S. Lafayette Ave</u>	<u>924 S. Taylor</u>	
<u>Chicago, IL 60620</u>	<u>Chicago, IL 60620</u>	<u>Oak Park, IL 60304</u>	

If more **BENEFICIARIES** are desired, please attach separate sheet of paper with the full names and addresses of the desired additional **BENEFICIARIES**. Also, if there are multiple beneficiaries, the **OWNER** or **OWNER** desires that the transfer be to those **BENEFICIARIES IN THE FOLLOWING TENANCY TYPE**:
CHOOSE ONE (ONLY): JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP OR TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP

In the event all of the above-referenced **BENEFICIARIES** pre-decease the owner/owners, the following **CONTINGENCY BENEFICIARIES** shall replace them.

<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>
<u>Djuana O'Connor</u>			
<u>700 Briar Hill, Lane 3</u>			
<u>Addison, IL 60101</u>			

I, or we, the **SOLE OWNERS** hereby swear and affirm that the foregoing witness were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): Mattie L. Carpenter PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): Mattie L. Carpenter SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: June 11, 2018 DATE SIGNED BEFORE NOTARY: _____

WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND NOTARY PUBLIC:
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner or owners as her, his, or their voluntary TODI in our presence, at the request of her, him or them, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner or owners, was or were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

PRINT WITNESS NAME (A): Cornelia M. Segne PRINT WITNESS NAME (B): Eudelia Arroyo
SIGNATURE OF WITNESS (A): Cornelia M. Segne SIGNATURE OF WITNESS (B): Eudelia Arroyo
DATE SIGNED BEFORE NOTARY: June 11, 2018 DATE SIGNED BEFORE NOTARY: June 11, 2018

NOTARY VERIFICATION SECTION:

STATE OF Illinois)
) SS
COUNTY OF Cook)
DATE NOTARIZED: June 11, 2018

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that the owner or owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

PRINT NOTARY NAME: Robert F. Blyth SIGNATURE OF NOTARY: Robert F. Blyth

AFFIX NOTARY STAMP BELOW:

