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PREPARED BY:

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Chicago, Illinois 60602



1830944044

Doc# 1830944044 Fee \$42.00

PROPERTY OWNER INFORMATION:

James Smith & Florence Smith
7040 So. Constance Ave.
Chicago, Illinois 60649

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/05/2018 12:34 PM PG: 1 OF 3

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

3rd day of November in the year of 2018, by James E. Smith

DAY OF THE MONTH

MONTH

YEAR

NAME(S) OF PROPERTY OWNER(S)

Florence Smith who reside at 7040 S. Constance Ave., Chicago, IL 60649, Cook

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 November 2, 2018 as document 1830617010 in the County of

DATE DEED RECORDED

DOCUMENT NUMBER

COOK, State of Illinois. The residential real estate is legally described as:

COUNTY

WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)

Lot 3 in the Resubdivision of the South 48 Feet of Lot 6 and Lots 7 and 8 in Block 13 in Jackson Park

Highlands in the East half of the Southwest Quarter of Section 24, Township 38 North, Range 14,

East of the Third Principal Meridian in Cook County, Illinois

WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:

2 0 - 2 4 - 3 2 6 - 0 2 1 - 0 0 0 0

PROPERTY COMMONLY REFERRED TO ADDRESS:

7040 South Constance Ave.

Chicago, Illinois 60649

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: SEE EXHIBIT A

SEE EXHIBIT A

SEE EXHIBIT A

ADDRESS:

CITY/STATE

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

James E. Smith and Florence Smith

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

11/3/2018 _____
DATE DOCUMENT EXECUTED SIGNATURE OF OWNER OR REPRESENTATIVE
Florence Smith

11/3/2018 _____
DATE DOCUMENT EXECUTED SIGNATURE OF OWNER OR REPRESENTATIVE
James E. Smith

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.

<u>James DeJohnette</u> WITNESS 1 PRINTED NAME	<u><i>James DeJohnette</i></u> WITNESS 1 SIGNATURE	<u>707 S. Constance Ave</u> WITNESS 1 ADDRESS
<u>Alfred G Skowron</u> WITNESS 2 PRINTED NAME	<u><i>Alfred G Skowron</i></u> WITNESS 2 SIGNATURE	<u>813 S. Morgan</u> WITNESS 2 ADDRESS

Chicago IL 60649
Chicago IL IN 60620

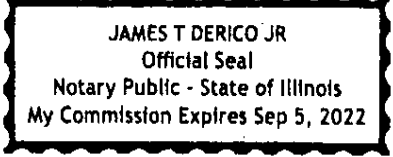
NOTARY VERIFICATION

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 3rd day of November 20 18

NOTARY PUBLIC SIGNATURE: _____
[Signature]

NOTARY PUBLIC STAMP: 

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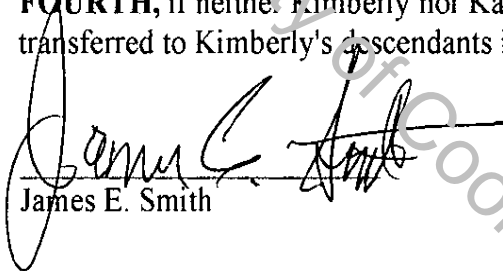
EXHIBIT A

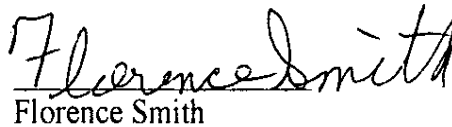
FIRST, if Kimberly A. Smith ("Kimberly"), the daughter of James E. Smith and Karen Childs ("Karen"), the daughter of Florence Smith are both living at the time of the death of the last to survive of James E. Smith and Florence Smith (the "Owner"), then the property, as legally described on page 1 (the "Property"), shall be transferred to Kimberly and Karen in equal shares, as tenants in common;

SECOND, if Karen does not survive the Owner, upon the death of the Owner, then the Property shall be transferred to Kimberly;

THIRD, if Kimberly does not survive the Owner, upon the death of the Owner, then the Property shall be transferred as follows: 1/2 to Karen 1/2 to the descendants of Kimberly, in equal shares; and

FOURTH, if neither Kimberly nor Karen survives the Owner, then the Property shall be transferred to Kimberly's descendants in equal shares.


James E. Smith


Florence Smith

Property of Cook County Clerk's Office