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PREPARED BY, AND AFTER RECORDING

MAIL DOCUMENT TO:

Stotis & Baird Chartered
200 W. Jackson Blvd.
Suite 1050
Chicago, IL 60606

Doc# 1902213161 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/22/2019 03:56 PM PG: 1 OF 2

MAIL TAX BILL TO:

Diane Branch
615 22nd Avenue
Bellwood, Illinois 60104

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

I, Diane Branch, (sometimes herein referred to as the "Owner"), of 615 22nd Avenue, Bellwood, Illinois 60104, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the Owner of residential real estate under a duly recorded Special Warranty Deed dated April 30, 2007 and recorded as document number 0714126205, conveying title to myself, in the County of Cook, State of Illinois. The residential real estate is legally described as:

THE SOUTH 40 FEET OF THE NORTH 80 FEET OF LOT 2 IN BLOCK 16 IN WILLIAM B, WALRATH'S SUBDIVISION OF THE WEST 17 CHAINS AND TWO LINKS OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address of Premises: 615 22nd Avenue, Bellwood, Illinois 60104

P.I.N. 15-10-319-035-0000

That under 755 ILCS 27/1 et. seq., 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 the time of my death. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon my death, I hereby convey and transfer the residential real estate listed above to my children Daryl Branch, Nicole Branch, Jedson Branch and Nakesha Branch, as tenants in common. If any of the named individuals does not survive me, then the share of that individual who predeceases me shall be distributed to that individual's descendants per stirpes. If any of the named individuals does not survive me and has no living descendants, then this transfer to that individual who predeceases me shall lapse.

Signed this the 11th day of January, 2019.

Robertson D.F.

Diane Branch Ford
Diane Branch Ford

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WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by Diane Branch as her Transfer on Death Instrument in their presence as her own free and voluntary act on the date it bears. Immediately thereafter, at her request and in her presence and in the presence of each other, we signed our names as witnesses. We certify that we believed her to be of sound mind and memory at the time of signing.

Witnesses

Addresses

residing at 200 W. Jackson Blvd. #1050Chicago, IL 60606residing at 200 W Jackson St #1050Chicago, IL 60606

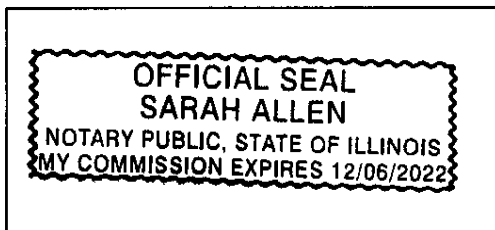
STATE OF ILLINOIS)

)ss

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Diane Branch and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of Driver's License or State of Illinois picture identification document, to be the same persons whose names are subscribed to 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 11 day of January, 2019.



Sarah Allen
Notary Public

My commission expires on 12/06/22.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date

1/11/19

Representative