

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**

Joyce M. Morgan  
9247 S. Constance  
Chicago, Il 60617



Doc# 1922413287 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/12/2019 12:23 PM PG: 1 OF 2

**NAME & ADDRESS OF PROPERTY OWNER:**

Joyce M. Morgan  
9247 S. Constance  
Chicago, Il 60617

**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: August 10, 2019, by the property owner or owners, whose name is or are: Joyce M. Morgan

and currently live at the street address of: 9247 S. Constance Ave

in the city of: Chicago, and county of: Cook, in the state of: Illinois

with a zip code of: 60617, 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: 5/15/1995 as document number: 95315026 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 40 feet of the South 136 feet of the west 1/2 of block 17 except the east 8 feet used for alley) in Stony Island Heights, a subdivision of part of the southwest 1/4 of section 1, township 37 north range 14, east of the third principal meridian in cook county, Illinois

**PROPERTY IDENTIFICATION NUMBER(PIN):** 2 5 - 0 1 - 3 1 3 - 0 1 3 - 0 0 0 0

**COMMONLY REFERRED TO ADDRESS:** 9247 South Constance Ave  
Chicago, Illinois 60617

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 **EDWARD M. MOODY, 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.

S ✓  
P 2  
S 1  
M —  
SC —  
E —  
INT FB

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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>Ladonna Morgan</u> <u>1589 Burton Court</u> <u>Unit C</u>	<u>Morgan Mathcock</u> <u>1589 Burton Court</u> <u>Unit C</u>	<u>Wesley Harmon</u> <u>1589 Burton Court</u> <u>Unit C</u>	<del>_____</del>
<u>Aurora, Il 60505</u>	<u>Aurora, Il. 60505</u>	<u>Aurora, Il. 60505</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>James Herdon</u> <u>4433 S. Dearborn</u> <u>Apt 1N</u> <u>Chicago, Il 60609</u>	<del>_____</del>	<del>_____</del>	<del>_____</del>

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

PRINT OWNER NAME (A): Joyce M. Morgan PRINT OWNER NAME (B): none  
SIGNATURE OF OWNER (A): Joyce M. Morgan SIGNATURE OF OWNER (B): /  
DATE SIGNED BEFORE NOTARY: August 10, 2019 DATE SIGNED BEFORE NOTARY: n/a

**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): Kristopher Danson PRINT WITNESS NAME (B): Judith Moore  
SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): Judith Moore  
DATE SIGNED BEFORE NOTARY: 8/10/19 DATE SIGNED BEFORE NOTARY: 8/10/19

**NOTARY VERIFICATION SECTION:**  
STATE OF Illinois )  
COUNTY OF Cook ) SS  
DATE NOTARIZED: Aug 10th 2019

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: Mario A. Reed SIGNATURE OF NOTARY: [Signature]

