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Doc# 1931747048 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/13/2019 02:37 PM PG: 1 OF 3

**PREPARED BY:**  
 Law Office of Ernest B. Remon  
 17855 Dixie Hwy  
 Homewood, IL 60430

**PROPERTY OWNER INFORMATION:**  
 Charley Lemon, Jr.  
 4600 W. 176th Street  
 Country Club Hills, IL 60478

**TRANSFER ON DEATH INSTRUMENT (TODI)**  
 PURSUANT TO §755 ILCS 27/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 28th day of October in the year of 2019, by Charley Lemon, Jr. who reside at 4600 W. 176th Street, Country Club Hills, IL 60478, Cook 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 11/22/2010 as document 1032604020 in the County of Cook, State of Illinois. The residential real estate is legally described as:

**WRITE LEGAL DESCRIPTION BELOW OR ATTACH**

See attached, legal description

**WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:**

28 - 34 - 107 - 022 - 0000

**PROPERTY COMMONLY REFERRED TO ADDRESS:**

4600 W. 176th Street  
 Country Club Hills, IL 60478

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: Loretta Jackson Charley Lemon III Frederick Martin Lemon  
 ADDRESS: 4600 176th St. 14718 Winchester Ave. 4600 176th St.  
 CITY/STATE: Country Club Hills, IL 60478 Harvey, IL 60426 Country Club Hills, IL 60478

**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.

# UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT - PAGE 2 (TRANSFER TAX STAMP, EXEMPTION, WITNESS & NOTARY)

NAME OF OWNER

Charley Lemon, Jr.

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

x October 28, 2019  
DATE DOCUMENT EXECUTED

x Charley Lemon, Jr.  
SIGNATURE OF OWNER OR REPRESENTATIVE  
Charley Lemon, Jr.

DATE DOCUMENT EXECUTED

SIGNATURE OF OWNER OR REPRESENTATIVE

**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.

Amanda Veazley  
WITNESS 1 PRINTED NAME

Amanda Veazley  
WITNESS 1 SIGNATURE

17855 Dixie Hwy, Homewood, IL 60430  
WITNESS 1 ADDRESS

Cynthia Daniels  
WITNESS 2 PRINTED NAME

Cynthia Daniels  
WITNESS 2 SIGNATURE

17855 S. Dixie Hwy, Homewood, IL 60430  
WITNESS 2 ADDRESS

**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 28th day of October 2019  
NOTARY PUBLIC SIGNATURE: Ernest B. Fenton

NOTARY PUBLIC STAMP: 

"OFFICIAL SEAL"  
ERNEST B FENTON  
Notary Public, State of Illinois  
My Commission Expires 9/21/2021

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## LEGAL DESCRIPTION EXHIBIT A

LOT 253 IN J.E. MERRION'S COUNTRY CLUB HILLS, UNIT NO. 8, A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SAID NORTH WEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office