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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/10/2019 08:49 AM PG: 1 OF 3

**THIS INSTRUMENT WAS PREPARED BY:**

Guerdy Jeanty  
19643 Summerhill Ct  
Tinley Park IL 60487

**NAME & ADDRESS OF PROPERTY OWNER:**

Bien-Aime Jeanty  
7768 S. Luella  
Chicago, IL 60649

**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: DEC 3, 2019, by the property owner or owners, whose name is or are: Bien-Aime Jeanty

and currently live at the street address of: 7768 S. Luella

in the city of: Chicago, and county of: COOK, in the state of: IL

with a zip code of: 60649, 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: Sept 10, 1999 as document number: ~~20-25-428-047~~ 9987530 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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY IDENTIFICATION NUMBER(PIN):** 20-25-428-047

**COMMONLY REFERRED TO ADDRESS:** 7768 S. Luella  
Chicago, IL 60649

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.

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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**:

<b>BENEFICIARY (A)</b>	<b>BENEFICIARY (B)</b>	<b>BENEFICIARY (C)</b>	<b>BENEFICIARY (D)</b>
<u>Guerdy Jeanty</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/D RIGHT OF SURVIVORSHIP

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

<b>CONTINGENCY BENEFICIARY (A)</b>	<b>CONTINGENCY BENEFICIARY (B)</b>	<b>CONTINGENCY BENEFICIARY (C)</b>	<b>CONTINGENCY BENEFICIARY (D)</b>
<u>Fredeurika A. Toussaint</u>	_____	_____	_____
_____	_____	_____	_____

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): BIEN-AI MIE JEANTY PRINT OWNER NAME (B): \_\_\_\_\_

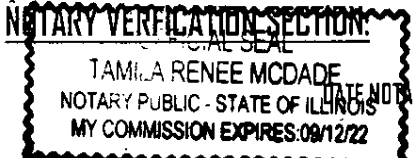
SIGNATURE OF OWNER (A): [Signature] SIGNATURE OF OWNER (B): \_\_\_\_\_

DATE SIGNED BEFORE NOTARY: 12-4-19 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): <u>Leslie W. Trotter</u>	PRINT WITNESS NAME (B): <u>[Signature]</u>
SIGNATURE OF WITNESS (A): <u>[Signature]</u>	SIGNATURE OF WITNESS (B): <u>[Signature]</u>
DATE SIGNED BEFORE NOTARY: <u>12/4/19</u>	DATE SIGNED BEFORE NOTARY: <u>12-4-19</u>

STATE OF Illinois )  
 COUNTY OF Cook ) SS

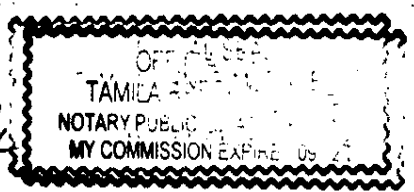


DATE NOTARIZED: 12/4/19

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: Tamila Renee McDeade SIGNATURE OF NOTARY: [Signature]

**AFFIX NOTARY STAMP BELOW:**



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## EXHIBIT A, PROPERTY DESCRIPTION

### LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF CHICAGO IN THE COUNTY OF COOK, AND STATE OF ILLINOIS AND BEING DESCRIBED IN A DEED DATED 09/10/1999 AND RECORDED 09/14/1999 AS INSTRUMENT NUMBER 99871530 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

THE SOUTHWESTERLY 1/3 OF THE NORTHEASTERLY 2/3 (MEASURED) NORMAL TO THE NORTHEASTERLY LINE OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
THAT PART OF THE NORTH 100 FOOT WIDE RIGHT OF WAY OF THE BALTIMORE, PITTSBURGH AND CHICAGO RAILROAD IN THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF LUELLE AVENUE PRODUCED NORTH AND SOUTH AND LYING EAST OF THE CENTER LINE EXTENDED SOUTH OF THE NORTH AND SOUTH 16 FOOT ALLEY LYING EAST OF THE ADJOINING LOT 24 IN BLOCK 2 IN THE BOYD AND HALL'S SUBDIVISION IN SECTION 25, AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL NO. 20-25-428-047-0000

COMMONLY KNOWN AS:

7768 S LUELLE AVE, CHICAGO, IL 60649

Cook County Clerk's Office