

UNOFFICIAL COPY

PREPARED BY:
Sondra Simmons
1364 E Madison Park #2
Chicago, IL 60615

PROPERTY OWNER INFORMATION:
Annette Simmons
8524 S. University
Chicago, IL 60619



Doc# 2000317151 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2020 01:17 PM PG: 1 OF 3

TRANSFER ON DEATH INSTRUMENT (TODI)
PURSUANT TO §755 ILCS 27/1 FET 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 31st day of December in the year of 2019, by Annette Simmons

who reside at 8524 South University, Chicago, Illinois 60619-6420

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 09-17-64 as document 2163133 in the County of COOK, State of Illinois. The residential real estate is legally described as:

WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)

See Attached

WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:

2 0 - 3 5 - 3 1 9 - 0 1 7 - 0 0 0

PROPERTY COMMONLY REFERRED TO ADDRESS:

8524 South University, Chicago, Illinois 60619

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

Table with 3 columns for beneficiary names and addresses: 1. Steven Simmons, 2. Sharon Simmons, 3. [Blank].

Vertical stamps and handwritten marks on the right side of the page.

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

**Annette Simmons**

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

12-31-19

DATE DOCUMENT EXECUTED

Annette L. Simmons

SIGNATURE OF OWNER OR REPRESENTATIVE

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.

Sheila L. Simmons

WITNESS 1 PRINTED NAME

Sheila L. Simmons

WITNESS 1 SIGNATURE

7631 E. 86<sup>th</sup> ST Chgo 60617

WITNESS 1 ADDRESS

Sondra D. Simmons

WITNESS 2 PRINTED NAME

Sondra D. Simmons

WITNESS 2 SIGNATURE

1864 E Madison Park<sup>#2</sup> Chgo 60615

WITNESS 2 ADDRESS

### NOTARY VERIFICATION

STATE OF ILLINOIS )

) SS

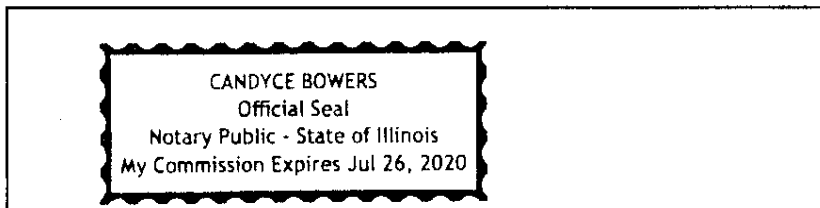
COUNTY OF COOK )

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 31<sup>ST</sup> day of December 2019

NOTARY PUBLIC SIGNATURE: Candyce Bowers

NOTARY PUBLIC STAMP:



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LOT 101 EXCEPT THE WESTERLY 10 FEET THEREOF, (AS MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT), IN J.E. MERRION'S MARYNOOK ADDITION, BEING A RESUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHEAST ¼ AND PART OF THE EAST ½ OF THE SOUTHWEST ¼ SECTION 35, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office