

# UNOFFICIAL COPY

## ILLINOIS TRANSFER ON DEATH INSTRUMENT



Doc# 2003145040 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2020 10:25 AM PG: 1 OF 3

### NAME AND ADDRESS OF TAXPAYER:

**Pearline Edwards**  
5233 W Crystal St  
Chicago, IL 60651

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On this date, January 23, 2020, Pearline Edwards, single, residing at 5233 W Crystal Street, Chicago, IL 60651, executes this transfer on death instrument. Pearline Edwards will transfer upon death the following residential real estate in its entirety:

Property Address: 5233 W Crystal Street, Chicago, IL 60651  
County: Cook  
Property Identification Number ("PIN"): 15-04-132-009-0000

### LEGAL DESCRIPTION

LOT ONE (1) IN BLOCK FOUR (4) IN AUSTIN PARK SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to **Keith L. Brown**, Chicago, IL.

If **Keith L. Brown** predeceases me, then his share should be given to **Angelia Hopson**, Chicago, IL and **Diallo Brown**, Chicago, IL, in equal parts. If both **Keith Brown** and **Angelia Hopson** were to predecease me then 100% goes to **Diallo Brown**. If both **Keith Brown** and **Diallo Brown** were to predecease me then 100% goes to **Angelia Hopson**.

*See attached*

Upon my death, I transfer my interest in the above described property to the beneficiaries as designated above. This instrument revokes any and all prior transfer on death instruments made by the above mentioned owner for the above mentioned residential real estate.

Before my death, I have the right to revoke this instrument.

This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

Dated: January 23, 2020

*Pearline Edwards*  
**Pearline Edwards**

3  
N  
J  
B

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I attest that Pearlina Edwards, the owner of the above mentioned property, executed this Illinois Transfer on Death Instrument in my presence on January 23, 2020. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

**WITNESS:**  
Signed: *Carmen Gutierrez*

**ADDRESS OF WITNESS:**  
205 W. Randolph, Suite 1610

Printed: Carmen Gutierrez Chicago, IL 60606

I attest that Pearlina Edwards, the owner of the above mentioned property, executed this Illinois Transfer on Death Instrument in my presence on January 23, 2020. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

**WITNESS:**  
Signed: *Timothy E Divis*

**ADDRESS OF WITNESS:**  
205 W. Randolph, Suite 1610

Printed: Timothy E Divis Chicago, IL 60606

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

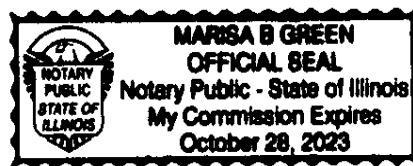
The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT Pearlina Edwards, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses Carmen Gutierrez and Timothy Divis in person and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

Dated: January 23, 2020

*Marisa B Green*  
Notary Public

My commission expires: October 28, 2023

This document was prepared by:  
**Center for Disability and Elder Law**  
205 W. Randolph, Suite 1610  
Chicago, Illinois 60606  
312.376.1880



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Keith L. Brown  
537 W. 46<sup>th</sup> Place  
Chicago, IL 60609

Angelica Hopson  
46 Danada Sq W.  
Unit #4112  
Wheaton, IL 60189

Diallo Brown  
5226 W. Crystal St.  
Chicago, IL 60651