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Doc#: 2020520212 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/23/2020 11:29 AM Pg: 1 of 2

Prepared by:
Nicole M. Soltanzadeh
The Law Office of Nicole M. Soltanzadeh
20 N. Clark Street, Suite 3300
Chicago, IL 60602

Property Owner Information:
Deborah Truss
440 E. 90th Street
Chicago, IL 60619

TRANSFER ON DEATH INSTRUMENT (TODI)
Pursuant to § 755 ILCS 27/1 et seq.
(Illinois Residential Real Property Transfer on Death Instrument)

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as "TODI"), which was executed on this 12 the day of June, by **Deborah Truss**, who resides at **440 E. 90th Street, Chicago, IL 60619**, being of sound mind and disposing memory, does hereby make, declare and publish this TODI stating as follows:

That the above-referenced property owner is the **SOLE** owner of residential real estate under a duly recorded **DEED**, recorded **May 03, 2012** as document **1212447084** in **Cook** County, State of Illinois.

The residential real estate is legally described as:

LOT 32 IN BLOCK 37 IN S.E. GROSS SUBDIVISION OF BLOCKS 27 TO 42 INCLUSIVE OF DAUPHIN PARK SECOND ADDITION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.(s): 25-03-220-036-0000

Commonly referred to as: 440 E. 90th Street in Chicago, IL 60619

The owner, being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, does hereby convey and transfer, effective on her death, the above-described real estate, in the below manner.

Beneficiary Designation:

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My sons Hilman L. Truss, IV, Kevin M. Truss, Sr., and Alan M. Thomas, in equal shares, not as tenants in common but as joint tenants with rights of survivorship.

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

June 12, 2020
Date Document Executed

Deborah Truss
Deborah Truss

WITNESS DECLARATION

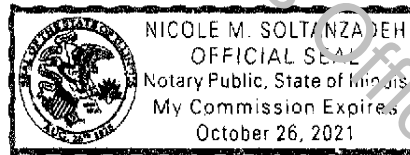
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as her Transfer on Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner was at the time of signing of sound mind and memory, and that the Owner signed this instrument as her free and voluntary act.

Charlotte Bliss
Witness 1: Charlotte Bliss
20 N. Clark Street, Suite 3300
Chicago, IL 60602

Stephen Soltanzadeh
Witness 2: Stephen Soltanzadeh
1443 W. Melrose St.
Chicago, IL 60657

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 **Deborah Truss, Charlotte Bliss and Stephen Soltanzadeh** are 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 12th day of June, 2020.

Notary Public Signature: [Signature]