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Edward M. Moody
Cook County Recorder of Deeds
Date: 09/10/2020 02:20 PM Pg: 1 of 2

PREPARED BY

ATTY. BENJAMIN E. STARKS
11528 S. HALSTED STREET
CHICAGO, IL 60628

PROPERTY OWNER INFORMATION

SERITHA CUNNINGHAM
10337 S. CRANDON AVENUE
CHICAGO, IL 60617

TRANSFER ON DEATH INSTRUMENT (TODI)

PURSUANT TO §755 ILCS 20/1 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 24TH day of JULY in the year 2020, by SERITHA CUNNINGHAM

DAY OF THE MONTH MONTH YEAR NAME (S) OF PROPERTY OWNER(S) NAME (S) OF PROPERTY OWNER(S)

who resides at 10337 S. CRANDON AVENUE, CHICAGO, IL 60617

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 11/27/2000 as document 0928076 in the County of COOK,

DATE DEED RECORDED DOCUMENT NUMBER COUNTY

WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)

LOT 30 (EXCEPT THE SOUTH 6 FEET THEREOF) AND THE SOUTH 9 FEET OF LOT 31 IN BLOCK 198 IN L. FRANK AND COMPANY TRUMBULL PARK TERRACE, BEING A SUBDIVISION OF CERTAIN BLOCKS IN SOUTH CHICAGO, A SUBDIVISION OF CALUMET AND CHICAGO CANAL AND DOCK COMPANY IN SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 12 AND 13, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:

2 5 - 1 2 - 4 3 3 - 0 4 7 - 0 0 0

PROPERTY COMMONLY REFERRED TO ADDRESS:

10337 S. CRANDON AVENUE, CHICAGO, IL 60617.

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 the Owner last to die, the above-described real

BENEFICIARY DESIGNATION: ATTACH ADDITIONAL AS NEEDED

1

2

3

Name: BRANDON VARGAS (100%)
Address: 10337 S. CRANDON AVE.
City/State: CHICAGO, IL 60617

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

NAME OF OWNER

SERITHA CUNNINGHAM

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

JULY 24, 2020
DATE DOCUMENT EXECUTED

Seritha Cunningham
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.

TANYA P. WILMOT
WITNESS 1 PRINTED NAME

Tanya Wilmot
WITNESS 1 SIGNATURE

5536 S. Michigan, Chicago, IL 60637
WITNESS 1 ADDRESS

CHRISTOPHER WRIGHT
WITNESS 2 PRINTED NAME

[Signature]
WITNESS 2 SIGNATURE

18301 Stewart, Homewood, IL 60430
WITNESS 2 ADDRESS

NOTARY VERIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for 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 24TH day JULY, 2020.

NOTARY PUBLIC SIGNATURE: *Benjamin E. Starks, Sr.*

NOTARY PUBLIC STAMP:

