

# UNOFFICIAL COPY

THIS INSTRUMENT WAS  
PREPARED BY:

David M. Koppa, Esq.  
Shimanovsky & Moscardini, LLP  
130 South Jefferson Street  
Suite 350  
Chicago, Illinois 60661

**Name & Address of Property Owner:**

Zorina Oakley  
8240 South May Street  
Chicago, Illinois 60620



Doc# 2028234039 Fee \$39.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/08/2020 10:02 AM PG: 1 OF 3

**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 this 15 day of September, 2020 by the property owner, Zorina Oakley (hereinafter referred to as "Owner"), who lives at 8240 South May Street, in the City of Chicago, and County of Cook, in the State of Illinois, with a zip code of 60620, while being of sound mind and disposing memory, does now hereby make, declare and publish this TODI, stating and attesting to the following: that the above-referenced Owner is the SOLE Owner of the residential real estate, under a duly recorded DEED, which was recorded on the date of November 1, 2013 as document number 1330547067 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:**

LOT 12 IN BLOCK 23 IN CHESTER HIGHLANDS 5TH ADDITION TO AUBURN PARK IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PROPERTY IDENTIFICATION NUMBER:** 20-32-223-031-0000

**COMMONLY REFERRED TO ADDRESS:** 8240 South May Street, Chicago, Illinois 60620

Finally, the Owner, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, does now hereby Convey and Transfer, effective upon her death, the above-described real property to the named Beneficiaries on the following page in the specified Tenancy Type if multiple Beneficiaries.

COOK COUNTY RECORDER OF DEEDS  
10/08/2020 10:02 AM  
10-120

1 of 3  
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This Transfer is Exempt under provisions of §35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.

As referenced on the foregoing page, the aforementioned Owner does now hereby Convey and Transfer, effective upon the death of the above-named Owner, the above-described real property to the named Beneficiaries below in equal shares; provided, however, if a Beneficiary shall predecease me, then the share intended for the deceased shall be distributed to his descendants, per stirpes.

**BENEFICIARY (A)**  
FLORENCE MILLER  
8118 South Sangamon Street  
Chicago, Illinois 60620

**BENEFICIARY (B)**  
JEFFREY OAKLEY, JR.  
8240 South May Street  
Chicago, Illinois 60620

**BENEFICIARY (C)**  
ZARIANNA OAKLEY  
8240 South May Street  
Chicago, Illinois 60620

**BENEFICIARY (D)**  
JOSHUA OAKLEY  
8240 South May Street  
Chicago, Illinois 60620

**BENEFICIARIES IN THE FOLLOWING TENANCY TYPE:** Tenants in Common without Right of Survivorship.

I, Zorina Oakley, the Sole Owner hereby swears and affirms that the foregoing wishes were made as my free and voluntary act for the purposes set forth.

PRINT OWNER NAME: Zorina Oakley

SIGNATURE OF OWNER: Zorina Oakley

DATE SIGNED BEFORE NOTARY: Sept 15, 2020

### WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the Owner as her voluntary TODI in our presence, at the request of her, 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 was 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): Yolanda Kendrick

PRINT WITNESS NAME (B): Sientia Bingham

SIGNATURE OF WITNESS (A): Yolanda Kendrick

SIGNATURE OF WITNESS (B): Sientia Bingham

DATE SIGNED BEFORE NOTARY: 9-15-20

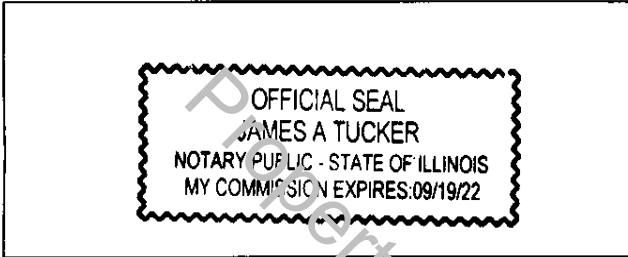
DATE SIGNED BEFORE NOTARY: 9-15-2020

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## 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 the Owner 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.



GIVEN UNDER my hand and notarial seal the 15<sup>th</sup> day of September, 2021.

James A. Tucker  
Notary Public

My commission expires on 09-19-2022

Property of Cook County Clerk's Office

3093  
no