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THIS INSTRUMENT WAS PREPARED BY:

Laurence A. Velchek, Atty.

9130 S. Houston Ave

Chicago, IL 60617

NAME & ADDRESS OF PROPERTY OWNER:

Johnny W. Singleton, Jr.

10236 S. Yates Ave

Chicago, IL 60617



Doc# 2035319015 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/18/2020 09:55 AM PG: 1 OF 2

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 the following date: December 9, 2020, by the property owner or owners, whose name is or are: _____

Johnny W. Singleton, Jr., married to Monaray Singleton, and currently live at the street address of: 10236 S. Yates Ave

in the city of: Chicago, and county of: Cook, in the state of: Illinois

with a zip code of: 60617, while being of sound mind and disposing memory, do now hereby make, declare and

publish this **TODI**, stating and attesting to the following. That the above-referenced property owner or owners, is or are, the **SOLE** owner(s) of the residential (which must be between 1 - 4 units) real estate, under a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was recorded on the date of: February 1, 1978 as document number: 24-307-844 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: CHECK WHICH APPLIES - WRITTEN BELOW -OR- SEE ATTACHED

The North 26 Feet of Lot 13 and the South 6 feet of Lot 12 in Block 188 in L. Frank and Company's Trumbull Park Terrace, being a Resubdivision in Fractional Section 7 and Sections 12 and 13, all in Township 37 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded July 22, 1924 as Document No. 8521329 in Cook County, Illinois.

PROPERTY IDENTIFICATION NUMBER(PIN): 25-12-426-027-0000

COMMONLY REFERRED TO ADDRESS: 10236 S. Yates Avenue, Chicago, IL 60617

Finally, the owner, or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Il, do now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** on the following page in the specified **TENANCY TYPE** if multiple **BENEFICIARIES**.

SPECIAL NOTICE: This form is provided compliments of **EDWARD M. MOODY, COOK COUNTY RECORDER OF DEEDS** and **DOES NOT CONSTITUTE LEGAL ADVICE** in any way, shape or form. Furthermore, it is provided **WITHOUT** any **TITLE EXAMINATION** or **REVIEW** of your individual estate plan. **PLEASE CONTACT AN ATTORNEY OR LICENSED ESTATE PLANNING PROFESSIONAL** if you have additional questions, comments or concerns regarding how to complete this form, as the **COOK COUNTY RECORDER OF DEEDS OFFICE STAFF MAY NOT** assist you with the preparation of this, or any, legal document.

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA. IL REAL ESTATE TRANSFER TAX LAW

As referenced on the foregoing page, the aforementioned **OWNER** or **OWNERS** do now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** in the specified **TENANCY TYPE** if multiple **BENEFICIARIES** are listed. Additionally, in the event the **BENEFICIARY** or **BENEFICIARIES** pre-decease the **OWNER** or **OWNERS**, the following **CONTINGENCY BENEFICIARY** or **BENEFICIARIES** should receive the interest outlined in this instrument, in the designated **TENANCY TYPE**:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
<u>Johnny W. Singleton III</u>	<u>Joi LaShaune Singleton</u>	_____	_____
_____	_____	_____	_____

If more **BENEFICIARIES** are desired, please attach separate sheet of paper with the full names and addresses of the desired additional **BENEFICIARIES**. Also, if there are multiple beneficiaries, the **OWNER** or **OWNER** desires that the transfer be to those **BENEFICIARIES IN THE FOLLOWING TENANCY TYPE**:
CHOOSE ONE (ONLY): JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP -OR- TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP

In the event all of the above-referenced BENEFICIARIES pre-decease the owner/owners, the following CONTINGENCY BENEFICIARIES shall replace them.			
<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>
<u>Brooklyn Chi Singleton</u>	<u>Geeanna Dashaune Young</u>	_____	_____
<u>Jonae Noel Singleton</u>	<u>Lyleana Love Singleton</u>	_____	_____

I, or we, the **SOLE OWNERS** hereby swear and affirm that the foregoing witness were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): <u>Johnny W. Singleton, Jr.</u>	PRINT OWNER NAME (B): <u>Monaray Singleton, for waiver of Homestead Rights Only</u>
SIGNATURE OF OWNER (A): <u><i>Johnny W. Singleton</i></u>	SIGNATURE OF OWNER (B): <u><i>Monaray Singleton</i></u>
DATE SIGNED BEFORE NOTARY: <u>December 9, 2020</u>	DATE SIGNED BEFORE NOTARY: <u>December 9, 2020</u>

WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND NOTARY PUBLIC:
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner or owners as her, his, or their voluntary TODI in our presence, at the request of her, him or them, 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 or owners, was or were, 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): <u>Mark Heneghan</u>	PRINT WITNESS NAME (B): <u>MARY BETH VELCHEK</u>
SIGNATURE OF WITNESS (A): <u><i>Mark Heneghan</i></u>	SIGNATURE OF WITNESS (B): <u><i>Mary Beth Velchek</i></u>
DATE SIGNED BEFORE NOTARY: <u>12/9/2020</u>	DATE SIGNED BEFORE NOTARY: <u>12/9/2020</u>

NOTARY VERIFICATION SECTION:

STATE OF <u>Indiana</u>)	DATE NOTARIZED: <u>12/9/2020</u>
COUNTY OF <u>Lake</u>) SS	

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that the owner or owners, 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.

PRINT NOTARY NAME: Laurence A. Velchek SIGNATURE OF NOTARY: *Laurence A. Velchek*

AFFIX NOTARY STAMP BELOW:

