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THIS INSTRUMENT WAS PREPARED BY:

James Kyles Jr



2036510202

Doc# 2036510202 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2020 01:19 PM PG: 1 OF 3

NAME & ADDRESS OF PROPERTY OWNER:

James Kyles Jr

9230 South Indiana Ave

Chicago, Illinois 60619

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 29, 2020, by the property owner or owners, whose name is or are: James Kyles Jr

and currently live at the street address of: 9230 South Indiana Ave

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

with a zip code of: 60619, 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: 04/28/2003 as document number: 0311829044 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

PROPERTY IDENTIFICATION NUMBER(PIN): 2 0 - 1 6 - 2 1 3 - 0 1 0 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 5725 South Lasalle Street

Chicago, ILLinois 60621

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 **KAREN A. YARBROUGH, COOK COUNTY CLERK** 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 CLERK'S 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>
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Renata Y. Gilbert-Kyles _____

9230 South Indiana Ave _____

Chicago, ILLinois 60619 _____

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 OWNERS 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>
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Ashley C. Kyles _____

8247 South Champlain Ave _____

Chicago, ILLinois 60619 _____

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

PRINT OWNER NAME (A): James Kyles Jr PRINT OWNER NAME (B): _____

SIGNATURE OF OWNER (A): James Kyles Jr SIGNATURE OF OWNER (B): _____

DATE SIGNED BEFORE NOTARY: 12-29-2020 DATE SIGNED BEFORE NOTARY: _____

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): Virginia C Gilbert PRINT WITNESS NAME (B): Tamarrah D. Steptore

SIGNATURE OF WITNESS (A): Virginia C Gilbert SIGNATURE OF WITNESS (B): Tamarrah D Steptore

DATE SIGNED BEFORE NOTARY: Dec 29, 2020 DATE SIGNED BEFORE NOTARY: 12-29-2020

NOTARY VERIFICATION SECTION:

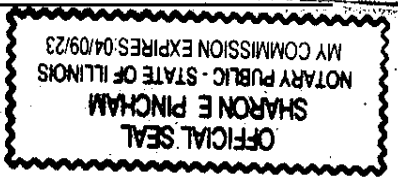
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

DATE NOTARIZED: 12/29/2020

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: SHARON E. Pincham SIGNATURE OF NOTARY: Sharon E. Pincham

AFFIX NOTARY STAMP BELOW:



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0311829044

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 04/28/2003 10:05 AM Pg: 1 of 3

43555

Trustee's Deed

This indenture made this 10th day of April, 2003 between FIFTH THIRD BANK, Successor to First National Bank of Evergreen Park, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 14th day of February, 1998 and known as Trust Number 15841, party of the first part and JAMES KYLES, JR., party of the second part.

43555

Address of Grantee(s): 9010 S. Parnell, Chicago, IL 60620

Witnesseth, that said parties of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit-Claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois.

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LOT 4 IN BLOCK 1 IN THE SUBDIVISION OF THE PART OF LOT 5 LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 5725 S. LaSalle Street, Chicago, IL 60621
PIN: 20-16-213-010

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said parties of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

Fifth Third Bank, a Michigan Banking Corporation,
as Trustee aforesaid.

By [Signature]
Vice President & Trust Officer

Attest:

By [Signature]
Assistant Trust Officer