

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Glenda J. Gray

108 Madison 2nd floor

Oak Park, IL 60302

NAME & ADDRESS OF PROPERTY OWNER:

Dorothy B. Wilson

2029 West 82nd Street

Chicago, IL 60620



2036522018

Doc# 2036522018 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2020 10:58 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 4, 2020, by the property owner or owners, whose name is or are: Dorothy B. Wilson

f/k/a Dorothy B. Collins, and currently live at the street address of: 2029 West 82nd 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, 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: 9-23-2011 as document number: 1128822009 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 WEST 14 FEET OF LOT 15 AND THE EAST 20 FEET OF LOT 16 IN SUBDIVISION

OF THE EAST 1/2 OF LOT 7 IN HUNTER'S SUBDIVISION OF THE NORTHWEST

1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD

PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PROPERTY IDENTIFICATION NUMBER(PIN): 2 0 - 3 1 - 1 2 8 - 0 7 0 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 2029 West 82nd Street

Chicago, IL 60620

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.

UNOFFICIAL COPY**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:

BENEFICIARY (A)**BENEFICIARY (B)****BENEFICIARY (C)****BENEFICIARY (D)**Sam WilsonEarline LittleEarma Jones2029 West 82nd Street2214 South Ridgeway15415 S Harlem - Unit 302Chicago, IL 60620Chicago, IL 60623Orland Park, IL 60462

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.

CONTINGENCY BENEFICIARY (A)**CONTINGENCY BENEFICIARY (B)****CONTINGENCY BENEFICIARY (C)****CONTINGENCY BENEFICIARY (D)**

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): Dorothy B. Wilson

PRINT OWNER NAME (B): _____

SIGNATURE OF OWNER (A): *Dorothy B. Wilson*

SIGNATURE OF OWNER (B): _____

DATE SIGNED BEFORE NOTARY: 12-4-2020

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): Bennie W. FernandezPRINT WITNESS NAME (B): Chevelle CraytonSIGNATURE OF WITNESS (A): *Bennie W. Fernandez*SIGNATURE OF WITNESS (B): *Chevelle Crayton*DATE SIGNED BEFORE NOTARY: 12-4-2020DATE SIGNED BEFORE NOTARY: 12-4-2020**NOTARY VERIFICATION SECTION:**STATE OF Illinois)COUNTY OF Cook) SSDATE NOTARIZED: 12-4-2020

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: Saborah WalkerSIGNATURE OF NOTARY: *Saborah Walker***AFFIX NOTARY STAMP BELOW:**