

# UNOFFICIAL COPY

**PREPARED BY:**

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/19/2021 09:58 AM PG: 1 OF 4

**PROPERTY OWNER INFORMATION:**

James Southward  
2637 W. Monroe Street  
Chicago IL 60612-2820

## TRANSFER ON DEATH INSTRUMENT (TODI)

PURSUANT TO §755 ILCS 27/1 ET SEQ. (ILLINOIS RESIDENTIAL REAL PROPERTY TRANSFER ON DEATH INSTRUMENT)

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was executed on this 16<sup>th</sup> day of October in the year of 2020, by James Southward  
DAY OF THE MONTH MONTH YEAR NAME(S) OF PROPERTY OWNER(S)  
who reside at 2637 W. Monroe Street Chicago IL 60612-2820  
NAME(S) OF PROPERTY OWNER(S) FULL PROPERTY ADDRESS WITH CITY, STATE, ZIP CODE & COUNTY

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 June 20, 1975 as document 23121660 in the County of  
Cook, State of Illinois. The residential real estate is legally described as:  
DATE DEED RECORDED DOCUMENT NUMBER COUNTY

**WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)**

SEE ATTACHED

**WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:**

1 6 - 1 3 - 2 0 5 - 0 1 0 - 0 0 0

**PROPERTY COMMONLY REFERRED TO ADDRESS:**

2637 W. Monroe Street  
Chicago IL 60612-2820

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 of the Owner last to die, the above-described real

**BENEFICIARY DESIGNATION: ATTACH ADDITIONAL AS NEEDED**

NAME: See Attached  
ADDRESS:  
CITY/STATE:

**SPECIAL NOTICE: THIS DOCUMENT HAS BEEN PROVIDED AS A COURTESY FROM THE COOK COUNTY RECORDER OF DEEDS**  
THIS FORM IS NOT LEGAL ADVICE OR ASSISTANCE WITH YOUR INDIVIDUAL ESTATE PLAN. FURTHERMORE, IT WAS PROVIDED WITHOUT ANY TITLE EXAMINATION OR REVIEW OF YOUR INDIVIDUAL ESTATE. PLEASE CONSULT AN ATTORNEY IF YOU HAVE ADDITIONAL QUESTIONS.

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

**NAME OF OWNER**

James Southward

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

10/16/2020

*James Southward*

DATE DOCUMENT EXECUTED

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.

*Kelly McGowan*

*[Signature]*

4032 S. Maplewood Chicago 60632

WITNESS 1 PRINTED NAME

WITNESS 1 SIGNATURE

WITNESS 1 ADDRESS

*Matthew Moore*

*[Signature]*

1277 S. Peoria, Chicago, Ill 60613

WITNESS 2 PRINTED NAME

WITNESS 2 SIGNATURE

WITNESS 2 ADDRESS

**NOTARY VERIFICATION**

STATE OF ILLINOIS )

) SS

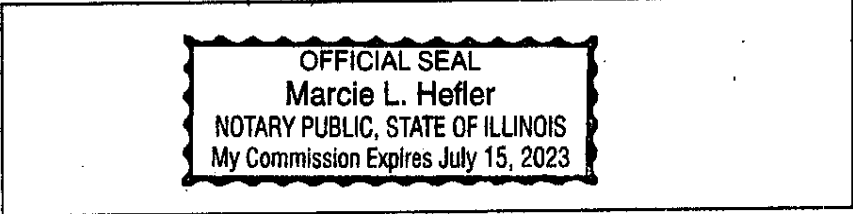
COUNTY OF Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 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 16th day of October 2020

NOTARY PUBLIC SIGNATURE: *[Signature]*

NOTARY PUBLIC STAMP:



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## Legal Description

LOT TWO (2) IN RESUBDIVISION OF LOT 21 (EXCEPT THE WEST 4 FEET THEREOF) LOTS 22, 23 AND 24 IN BANK'S SUBDIVISION OF THE WEST HALF OF LOT 7 AND THAT PART OF LOT 6 LYING 792 FEET EAST OF CENTER LINE OF CALIFORNIA AVENUE, IN BLOCK 1 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER (1/4) OF SECTION THIRTEEN (13), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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## BENEFICIARY DESIGNATION

Ms. Deborah Harmon (1/4 interest)  
2637 W. Monroe Street  
Chicago IL 60612

Ms. Daisy Black (1/4 interest)  
2637 W. Monroe Street  
Chicago IL 60612

Mr. James Southward, Jr. (1/4 interest)  
4330 W. Lexington Street  
Chicago, IL 60624

Mr. Kenneth Southward (1/4 interest)  
236 N. Parkside  
Chicago IL 60644

Property of Cook County Clerk's Office