

UNOFFICIAL COPY



2101941044

Doc# 2101941044 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/19/2021 03:23 PM PG: 1 OF 2

**ILLINOIS TRANSFER ON
DEATH INSTRUMENT**

NAME AND ADDRESS OF TAXPAYER:

Claude J Barnes

6827 S Harper Street

Chicago, IL 60637

Above reserved for official use only

On this date, December 21, 2020, Claude J. Barnes ("Owner"), single, being of sound mind and disposing memory, residing at 6827 S Harper Street, Chicago, IL 60652, does hereby make, declare, and publish this Transfer on Death Instrument ("TODI") stating as follows:

That Claude J. Barnes is the sole owner, of residential real estate under a duly recorded deed, recorded July 7, 1980, as Document 25506027, in the County of Cook, State of Illinois. The residential real estate is legally described as:

LOT 12 AND SOUTH 5 FEET OF LOT 3 IN BLOCK 1 IN PEARCE AND BENJAMINS SUBDIVISION OF THE NORTH 1/4 OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

with the Property Identification Number (PIN) of: 20-23-408-008-0000

and is commonly referred to as 6827 S Harper Street, Chicago, IL 60637.

Claude J. Barnes, being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, does hereby convey and transfer, effective on his death, the above-described real estate as follows:

All right, title, and interest to his son **Marcus D. Griffin** of 9326 S Phillips Chicago Illinois and his daughter, **Cydney N. Barnes** of 3608 S Ellis Chicago Illinois, as **JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP**.

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

This instrument revokes any and all prior transfer on death instruments made by Owner for the above-mentioned residential real estate.

Owner has the right to revoke this instrument prior to his death.

This instrument is to be recorded prior to the Owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

Y

CB

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT, PAGE 2 - SIGNATURES PAGE

Claude J. Barnes
 Claude J. Barnes

21 Dec 2020

Date Document Executed

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 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

WITNESS:

Signed:

Printed:

Tiffany N. Conaway
 Tiffney N. Conaway

ADDRESS OF WITNESS:

7006 S. Clide Ave Apt 2B
Chicago IL 60649

WITNESS:

Signed:

Printed:

Michael E Stevenson
 Michael E Stevenson

ADDRESS OF WITNESS:

9143 S. Luda
Chicago IL 60617

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

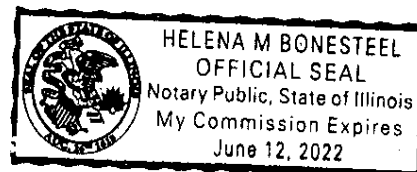
The undersigned, a notary public in and for the above County and State, physically present in the State of Illinois HEREBY CERTIFIES THAT Claude J. Barnes, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me via Zoom, a two-way, real time audio-video communication that allowed for direct interaction between the notary public and Claude J. Barnes and the witnesses Michael E Stevenson and Tiffney N. Conaway, and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

12/21/2020
 Dated

Helena Milman
 Notary Public

My commission expires:

6/12/2022



This document was prepared by:

Helena Milman, Attorney at Law, 55 W Wacker Drive, Suite 1400, Chicago, IL 60601

CJB