

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**

J. Brent Hopper, Attorney  
12 W. 15th St. Suite 1  
Chicago Heights, IL 60411

**NAME & ADDRESS OF PROPERTY OWNER:**

Lena R. Royster  
456 Wheatfield Rd.  
Matteson, IL 60443



Doc# 2111322015 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/23/2021 10:16 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: April 21, 2021, by the property owner or owners, whose name is or are: Lena A. Royster

and currently live at the street address of: 456 Wheatfield Rd.

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

with a zip code of: 60643, 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: 7/17/1995 as document number: 95463139 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

LOT 12 IN CREEKSIDE SUBDIVISION PHASE 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PROPERTY IDENTIFICATION NUMBER(PIN):** 3 1 - 1 7 - 3 0 5 - 0 0 2 - 0 0 0 0

**COMMONLY REFERRED TO ADDRESS:** 456 Wheatfield Rd.  
Matteson, IL 60443

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>Michael Royster</u>	_____	_____	_____
<u>456 Wheatfield Rd.</u>	_____	_____	_____
<u>Matteson, IL 60443</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>
_____	_____	_____	_____
_____	_____	_____	_____

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>Lena A Royster</u>	PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): <u>Lena R. Royster</u>	SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: <u>April 21, 2021</u>	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): <u>Robertalioe Buoscio</u>	PRINT WITNESS NAME (B): <u>Joanna M. Panici</u>
SIGNATURE OF WITNESS (A): <u>Robertalioe Buoscio</u>	SIGNATURE OF WITNESS (B): <u>Joanna M. Panici</u>
DATE SIGNED BEFORE NOTARY: <u>4-21-2021</u>	DATE SIGNED BEFORE NOTARY: <u>4-21-2021</u>

**NOTARY VERIFICATION SECTION:**

STATE OF <u>Illinois</u> )	DATE NOTARIZED: <u>April 21, 2021</u>
COUNTY OF <u>Cook</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: J. Brent Hopper SIGNATURE OF NOTARY: [Signature]

