

# UNOFFICIAL COPY

PREPARED BY:

Lillie M. Griffith



Doc# 2112055008 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/30/2021 10:18 AM PG: 1 OF 3

PROPERTY OWNER INFORMATION:

Joe J. & Lillie M. Griffith  
12557 S. Yale Ave.  
Chicago, IL 60628

## 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 9 day of March in the year of 2021, by Joe J. Griffith  
DAY OF THE MONTH MONTH YEAR NAME(S) OF PROPERTY OWNER(S)  
Lillie M. Griffith who reside at 12557 S. Yale Ave. Chicago, IL 60628  
NAME(S) OF PROPERTY OWNER(S) FULL PROPERTY ADDRESS WITH CITY, STATE, ZIP CODE & COUNTY Cook

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 2/27/2007 as document 0705808053 in the County of Cook, State of Illinois. The residential real estate is legally described as:

### WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)

12557 S. Yale Ave. is a blonde brick bungalow in Chicago, IL that has 3 bedrooms and 1.5 bathrooms. This house was built in 1957. It has a detached blonde brick garage. Cooling system is central. Finished recreation room.

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

2 5 - 2 8 - 4 3 5 - 0 2 8 - 0 0 0 0

### PROPERTY COMMONLY REFERRED TO ADDRESS:

12557 S. Yale Ave.  
Chicago, IL 60628

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: Melanie J. Griffith Torres  
ADDRESS: 18583 Cedar Ave.  
CITY/STATE: Country Club Hills, IL 60478

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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**

JOE J. GRIFFITH LILLIE M. GRIFFITH

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

March 9, 2021

DATE DOCUMENT EXECUTED

*Joe J. Griffith*

SIGNATURE OF OWNER OR REPRESENTATIVE

March 9, 2021

DATE DOCUMENT EXECUTED

*Lillie M. Griffith*

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.

*Victor M. Torres Jr.*

WITNESS 1 PRINTED NAME

*Victor M. Torres Jr.*

WITNESS 1 SIGNATURE

18583 CEDAR AV. COUNTRY CLUB HILLS IL 60478

WITNESS 1 ADDRESS

*Latasha Sanders*

WITNESS 2 PRINTED NAME

*Latasha Sanders*

WITNESS 2 SIGNATURE

8153 S. Winchester Ave Chi, IL

WITNESS 2 ADDRESS

60620

**NOTARY VERIFICATION**

STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

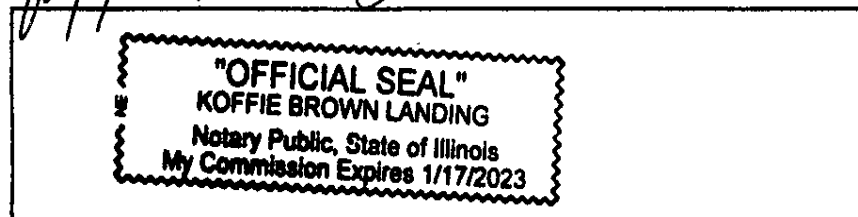
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Owner(s) and witnesses personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that they signed, 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 9<sup>th</sup> day of MARCH 2021

NOTARY PUBLIC SIGNATURE:

*[Signature]*

NOTARY PUBLIC STAMP:



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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Lot 16 in Beemsterboer's Resubdivision of the West 157 feet of Lot 12 and the East ½ of Lot 13 in Andrew's Subdivision of the East ½ of the South West ¼ and the South East fractional ½ of Section 28 North of the Indian Boundary line, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 25-28-435-028-0000 Vol. 0470

Property Address: 12557 South Yale Avenue, Chicago, Illinois 60628

Property of Cook County Clerk's Office