

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Law Office of Adolphus Hall, Jr.

245 W. 31st Street

Chicago, IL. 60616

NAME & ADDRESS OF PROPERTY OWNER:

Stephanie A. Favors

7653 S. Michigan Ave.

Chicago, IL 60619



Doc# 2113847023 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/18/2021 01:57 PM 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: May 13, 2021, by the property owner or owners, whose name is or are: STEPHANIE A. FAVORS

and currently live at the street address of: 7653 S. MICHIGAN AVENUE

in the city of: CHICAGO, and county of: COOK, in the state of: ILLINOIS

with a zip code of: 60619, 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: JULY 19, 1994 as document number: 94641077 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 62 in Thornton and Chancellor's Subdivision of Block 4, and Lots 7 to 12, both inclusive, in Block 9 in Pitner's Subdivision of the Southwest Quarter of Section 27,

Township 38 North, Range 14, East of the Third Principal Meridian

in Cook County, Illinois.

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

COMMONLY REFERRED TO ADDRESS: 7653 S. MICHIGAN AVENUE

CHICAGO, IL. 606019

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 KAREN A. YARBROUGH, COOK COUNTY CLERK 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 CLERK'S OFFICE STAFF MAY NOT** assist you with the preparation of this, or any, legal document.

COOK COUNTY CLERK'S OFFICE

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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><b>BENEFICIARY (A)</b></u>	<u><b>BENEFICIARY (B)</b></u>	<u><b>BENEFICIARY (C)</b></u>	<u><b>BENEFICIARY (D)</b></u>
<u>HERBERT C. FAVORS, JR.</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 **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.

<u><b>CONTINGENCY BENEFICIARY (A)</b></u>	<u><b>CONTINGENCY BENEFICIARY (B)</b></u>	<u><b>CONTINGENCY BENEFICIARY (C)</b></u>	<u><b>CONTINGENCY BENEFICIARY (D)</b></u>
_____	_____	_____	_____
_____	_____	_____	_____

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): STEPHANIE A. FAVORS PRINT OWNER NAME (B): \_\_\_\_\_  
SIGNATURE OF OWNER (A): *Stephanie A. Favors* SIGNATURE OF OWNER (B): \_\_\_\_\_  
DATE SIGNED BEFORE NOTARY: MAY 13, 2021 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): Lauretta Junkins PRINT WITNESS NAME (B): Clarence Junkins, Jr.  
SIGNATURE OF WITNESS (A): *Lauretta Junkins* SIGNATURE OF WITNESS (B): *Clarence Junkins Jr*  
DATE SIGNED BEFORE NOTARY: May 13, 2021 DATE SIGNED BEFORE NOTARY: May 13, 2021

**NOTARY VERIFICATION SECTION:**

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

DATE NOTARIZED: MAY 13, 2021

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.

**AFFIX NOTARY STAMP BELOW:**

PRINT NOTARY NAME: Adolphus Hall, Jr. SIGNATURE OF NOTARY: *Adolphus Hall, Jr.*

OFFICIAL SEAL  
**ADOLPHUS HALL, JR.**  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires JANUARY 22, 2025