

UNOFFICIAL COPY

ILLINOIS TRANSFER ON DEATH INSTRUMENT (755 ILCS 27/1)



Doc# 2117241004 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2021 10:03 AM PG: 1 OF 2

Above Space For Recorder's Use Only

JESSE F. SIMS, JR. (Owner) TRANSFERS on Owner's death to RAYNARD F. SIMS and JAMES A. SIMS, as Joint Tenants with Right of Survivorship, (Designated Beneficiary) any interest Owner owns in the following described real estate:

LOT 26 AND THE NORTH HALF OF LOT 27 IN BLOCK 142 IN HARVEY, A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER (PIN): 29-18-206-032-0000

ADDRESS: 15142 MARSHFIELD AVENUE HARVEY, IL 60426

Dated: June 9, 2021

EXEMPT pursuant to Sec.4.Par.E, Real Estate Transfer Act

Signature of Jesse F. Sims, Jr. and name JESSE F. SIMS, JR.

Notary Signature and Date: 06-09-2021

We certify that in our presence on the day appearing above, JESSE F. SIMS, JR. signed the foregoing instrument as a free and voluntary act and that at her request and in her presence, and in the presence of each other, we signed our names below as witnesses, and that we believe her to be of sound mind and memory at the time of execution.

Witness Signature and Address:

8840 Calumet Avenue, Suite 205 Munster, IN 46321-2546

Witness Signature and Address:

8840 Calumet Avenue, Suite 205 Munster, IN 46321-2546

Vertical stamp: SY, P, SY-1, MY, SCY, EY, INT EK

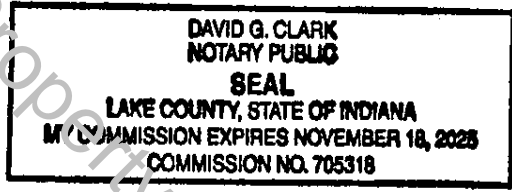
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STATE OF INDIANA )  
 ) SS.  
COUNTY OF LAKE )

The undersigned, a notary public in and for the above county and state, certifies that JESSE F. SIMS, JR., known to me to be the same person whose name is subscribed as owner to the foregoing instrument, appeared before me and the witnesses STACI M. FINCH and Madalyn Daugherty in person and acknowledged signing and delivering the instrument as the free and voluntary act of the owner, for the uses and purposes therein set forth.

Dated: 6/9/2021

David G. Clark  
Notary Public



THIS INSTRUMENT WAS PREPARED BY DAVID G. CLARK, LAWYER, CANALIA & CLARK, LLC, 419 RIDGE ROAD, SUITE C, MUNSTER, IN 46321 AT THE SPECIFIC REQUEST OF OWNER OR REPRESENTATIVES AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OR MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERROR, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER'S EXECUTION OF THIS DOCUMENT.

**RECORD AND RETURN TO:**

David G. Clark, Esq.  
Canalia & Clark  
8840 Calumet Avenue, Suite 205  
Munster, IN 46321

**ADDRESS OF OWNER & SEND TAX BILLS TO:**

Jesse F. Sims, Jr.  
15142 Marshfield Avenue  
Harvey, IL 60426

**BENEFICIARY ADDRESSES:**

Raynard F. Sims  
395 Holbrook Cir.  
Chicago Heights, IL 60411

James A. Sims  
1216 1<sup>st</sup> Ave.  
Chipley, FL 32428

*This instrument prepared by: David G. Clark, Esq., 8840 Calumet Avenue, Suite 205, Munster, IN 46321*