

UNOFFICIAL COPY

**RESIDENTIAL TRANSFER ON DEATH INSTRUMENT
PURSUANT TO §755 ILCS 27/ ET. SEQ.**

PROPERTY OWNER & FUTURE GRANTOR

MR. LEROY DAVIS (A MARRIED MAN)

MS. AUDREY DAVIS (A MARRIED WOMAN)

OF 215 BROOKWOOD, BOLINGBROOK, IL 60440
100% OWNER IN FEE SIMPLE (FUTURE GRANTORS)

PROPERTY IDENTIFICATION NUMBER:

15-15-411-041-0000

FUTURE PROPERTY OWNER/BENEFICIARY:

MS. AUREYEL L. DAVIS OF BOLINGBROOK, ILLINOIS

MR. YOREL J. DAVIS OF BOLINGBROOK, ILLINOIS

MR. TYRONE ROBINSON SR. OF BOLINGBROOK, IL

MS. DIAMOND COX OF BOLINGBROOK, ILLINOIS

MS. CARA DAVIS OF BOLINGBROOK, ILLINOIS

CONTINGENCY BENEFICIARIES & GRANTEE:

MS. PARIS ROBINSON OF BOLINGBROOK, ILLINOIS

MS. NONI COX OF BOLINGBROOK, ILLINOIS

MR. TYRONE ROBINSON JR. OF BOLINGBROOK, IL

MS. ARIA S. DAVIS OF BOLINGBROOK, ILLINOIS



Doc# 2119422060 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/13/2021 02:11 PM PG: 1 OF 5

RESIDENTIAL TRANSFER ON DEATH INSTRUMENT PURSUANT TO §755 ILCS 27/

WE, **MR. LEROY DAVIS & MS. AUDREY DAVIS** (HUSBAND AND WIFE), the owner of the **RESIDENTIAL REAL PROPERTY** located at **1936 S 13TH AVENUE, IN BROADVIEW, ILLINOIS 60155** within **COOK COUNTY** and situated in **PROVISO TOWNSHIP** do now hereby declare that on this **SIXTH (6TH) DAY OF JULY, IN THE YEAR 2021** that while under sound mind and memory, while also of full competency do now designate that **UPON THE LAST OF OUR TWO DEATHS**, we designate the above-referenced **BENEFICIARIES (MS. AUREYEL L. DAVIS, MR. YOREL J. DAVIS, MR. TYRONE ROBINSON SR., MS. DIAMOND COX & MS. CARA DAVIS)** to **IMMEDIATELY** become the **100% FEE SIMPLE** owners of the below-described **RESIDENTIAL REAL PROPERTY**. Furthermore, we also acknowledge that when said transfer occurs, **WE ALSO** relinquish **ALL HOMESTEAD RIGHTS** to the named **BENEFICIARIES** of the following **RESIDENTIAL REAL PROPERTY TO WIT:**

COMMONLY KNOWN ADDRESS TO BE TRANSFERRED UPON DEATH OF THE 100% OWNER:

1936 SOUTH 13TH AVENUE, IN BROADVIEW, IL 60155

LEGAL DESCRIPTION OF PROPERTY:

SEE ATTACHED PAGE 5

PAGE 1 OF 5

PREPARER'S NAME & INFO/ADDRESS/WEBSITE:

THE LAW OFFICES OF MARIO A. REED

LOCATED AT 625 E. 170TH ST, UNIT 2E, S. HOLLAND



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FINALLY, WE, MR. LEROY DAVIS & MS. AUDREY DAVIS (HUSBAND & WIFE), the owners of the aforementioned **RESIDENTIAL REAL PROPERTY** situated in the **STATE OF ILLINOIS**, do also hereby declare that the property should pass to the following **BENEFICIARY in FEE SIMPLE** as to our **100% INTEREST AS OWNERS IN FEE SIMPLE**.

BENEFICIARY A (OWNING A 20% INTEREST IN JOINT TENANCY WITH YOREL J. DAVIS IN FEE SIMPLE):

MS. AUREYEL L. DAVIS – of 215 BROOKWOOD LANE, IN BOLINGBROOK, IL 60440

BENEFICIARY B (OWNING A 20% INTEREST IN JOINT TENANCY WITH AUREYEL L. DAVIS IN FEE SIMPLE):

MR. YOREL J. DAVIS – of 215 BROOKWOOD LANE, IN BOLINGBROOK, IL 60440

BENEFICIARY B (OWNING A 20% INTEREST AS A TENANT IN COMMON IN FEE SIMPLE):

MR. TYRONE ROBINSON SR. – of 215 BROOKWOOD, IN BOLINGBROOK, IL 60440

BENEFICIARY B (OWNING A 20% INTEREST AS A TENANT IN COMMON IN FEE SIMPLE):

MS. DIAMOND COX – of 215 BROOKWOOD, IN BOLINGBROOK, IL 60440

BENEFICIARY B (OWNING A 20% INTEREST AS A TENANT IN COMMON IN FEE SIMPLE):

MS. CARA DAVIS – of 215 BROOKWOOD, IN BOLINGBROOK, IL 60440

FURTHERMORE, WE, MR. LEROY DAVIS & MS. AUDREY DAVIS (HUSBAND & WIFE), the owners of the aforementioned **RESIDENTIAL REAL PROPERTY** situated in the **STATE OF ILLINOIS**, do also hereby declare that in the event our **AFOREMENTIONED BENEFICIARIES** die before us, or at the same time as us, we then designate that the property should pass to the following **CONTINGENCY BENEFICIARIES IN FEE SIMPLE OF OUR 100% OWNERSHIP INTEREST**:

CONTINGENCY BENEFICIARY OF TYRONE ROBINSON SR. (OWNING A 10% INTEREST IN FEE SIMPLE):

MS. PARIS ROBINSON – of 215 BROOKWOOD, IN BOLINGBROOK, ILLINOIS 60440

CONTINGENCY BENEFICIARY OF DIAMOND COX (OWNING A 20% INTEREST IN FEE SIMPLE):

MS. NONI COX – of 215 BROOKWOOD, IN BOLINGBROOK, IL 60440

CONTINGENCY BENEFICIARY OF TYRONE ROBINSON SR. (OWNING A 10% INTEREST IN FEE SIMPLE):

MR. TYRONE ROBINSON JR. – of 215 BROOKWOOD, IN BOLINGBROOK, IL 60440

CONTINGENCY BENEFICIARY OF CARA DAVIS (OWNING A 20% INTEREST IN FEE SIMPLE):

MS. ARIA S. DAVIS – of 215 BROOKWOOD, IN BOLINGBROOK, ILLINOIS 60440

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RESIDENTIAL TRANSFER ON DEATH INSTRUMENT PAGE 3 OF 5

SIGNED, SEALED AND DELIVERED BY:



[Signature]

7-6-2021

MR. LEROY DAVIS of 215 BROOKWOOD LANE, BOLINGBROOK, IL 60440 Signed, Tue., July 6th, 2021

[Signature]

July 6, 2021

MS. AUDREY DAVIS of 215 BROOKWOOD LANE, BOLINGBROOK, IL 60440 Signed, Tue., July 6th, 2021

PREPARED BY THE LAW OFFICES OF MARIO A. REED | 625 E. 170TH ST., UNIT 2E, SOUTH HOLLAND, ILLINOIS 60473 | www.lawofficesofmarioareed.com | 708.808.0814 | marioareed@outlook.com

WITNESS DECLARATION SECTION:

WE, the undersigned witnesses, hereby certify that the foregoing **RESIDENTIAL TRANSFER ON DEATH INSTRUMENT** was executed on the below indicated date, by **MR. TYRONE DAVIS & MS. AUDREY DAVIS (HUSBAND & WIFE)**, as their **RESIDENTIAL TRANSFER ON DEATH INSTRUMENT**, in our presence, and that we, at his request, and in the presence of one another, have signed our names as witnesses thereto, believing to the best of our knowledge, **MR. TYRONE DAVIS & MS. AUDREY DAVIS (HUSBAND AND WIFE)**, were, at the time of their signing, of sound mind and memory, while free of any visible undue coercion, intimidation or influence.

WITNESS NUMBER ONE INFO:

WITNESS NUMBER TWO INFO:

Ms. Claudia E. Chavez

PRINT NAME ABOVE: (WITNESS NUMBER ONE)

625 E. 170th St., South Holland, Il 60473

PRINT ADDRESS ABOVE: (WITNESS NUMBER ONE)

[Signature]

SIGNATURE ABOVE: (WITNESS NUMBER ONE)

Ms. Brittany A. Chhutani

PRINT NAME ABOVE: (WITNESS NUMBER TWO)

625 E. 170th St., South Holland, Il 60473

PRINT ADDRESS ABOVE: (WITNESS NUMBER TWO)

[Signature]

SIGNATURE ABOVE: (WITNESS NUMBER TWO)

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RESIDENTIAL TRANSFER ON DEATH INSTRUMENT PAGE 4 OF 5

NOTARY VERIFICATION SECTION:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

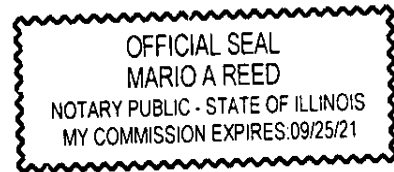


**THE LAW OFFICES OF
MARIO A. REED**
The Education Esquire

I, **MARIO A. REED, ESQ.** the undersigned **NOTARY PUBLIC** in and for the above-referenced **COUNTY & STATE**, DO **HEREBY CERTIFY** that **MR. TYRONE DAVIS & MS. AUDREY DAVIS** as well as the **ABOVE-REFERENCED WITNESSES**, personally known to me to be the same persons whose names are subscribed on the foregoing **ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT**, did appear before me on **TUESDAY, JULY 6TH, 2021**, and acknowledged that they signed, sealed and delivered this **RESIDENTIAL TRANSFER ON DEATH INSTRUMENT** as given under my hand and notarial seal on the below-referenced date.

AFFIX NOTARY STAMP BELOW

NOTARY SIGNATURE OF ATTORNEY MARIO A. REED:



Property of Cook County Clerk's Office

UNOFFICIAL COPY**RESIDENTIAL TRANSFER ON DEATH INSTRUMENT PAGE 5 OF 5****ATTACHED LEGAL DESCRIPTION**

LOT EIGHTEEN (18) IN BLOCK EIGHT (8) IN WESTERN ADDITION, A SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

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