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



2120233014

Doc# 2120233014 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2021 10:43 AM PG: 1 OF 2

THELMA RENEE SIMS (Owner) TRANSFERS on Owner's death to: BEVERLY SIMS DUNN, JESSE F. SIMS JR. and CHERYL SMITH, as Joint Tenants with Right of Survivorship, (Designated Beneficiary) any interest Owner owns in the following described real estate to-wit:

Above Space For Recorder's Use Only

UNIT NO. 3201-1-A IN PINE TREE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF NORTH 10 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 47610 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23427813, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 31-02-202-007-1001

ADDRESS: 3201 WEST 184TH STREET, APT. 1A HOMEWOOD, IL 60430-2789

Dated: JUNE 22nd 2021

Handwritten signature of Thelma Renee Sims, THELMA RENEE SIMS

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

Handwritten signature and Date: 06-22-2021

We certify that in our presence on the day appearing above, THELMA RENEE SIMS 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.

Handwritten signature of Madalyn Dauphiny, Address:

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

Handwritten signature of Nancy J. Wolfanski, Address:

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

Vertical stamp: S Y, P 2, S Y-1, M Y, SC Y, E Y, INT EK

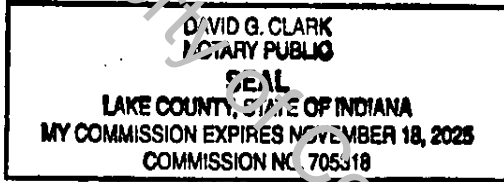
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STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

The undersigned, a notary public in and for the above county and state, certifies that THELMA RENEE SIMS, known to me to be the same person whose name is subscribed as owner to the foregoing instrument, appeared before me and the witnesses Madalyn Daugherty and Nancy T. Wolframski 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: June 22, 2021

David G. Clark
Notary Public



THIS INSTRUMENT WAS PREPARED BY DAVID G. CLARK, LAWYER, CANALIA & CLARK, LLC, 8840 CALUMET AVENUE, SUITE 205, 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.

ADDRESS OF BENEFICIARY(IES):

Beverly Sims Dunn
13603 Jessica Lane
Houston, TX 77069-2253

Jesse F. Sims, Jr.
15142 Marshfield Avenue
Harvey, IL 60426-3015

Cheyl Smith
1734 223rd Street
Sauk Village, IL 60411-4946

PREPARED BY, RECORD AND RETURN TO:

David G. Clark, Esq.
Canalia & Clark, LLC
8840 Calumet Avenue, Suite 205
Munster, IN 46321-2546

ADDRESS OF OWNER AND SEND TAX BILLS TO:

Thelma Renee Sims
3201 184th Street, Apt. 1A
Homewood, IL 60430-2789