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**THIS INSTRUMENT WAS PREPARED BY:**

Calvin A. Townsend II

Attorney at Law

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/26/2021 11:54 AM PG: 1 OF 3

**NAME & ADDRESS OF PROPERTY OWNER:**

Orange and Lorenza Vassar

413 S. 2nd Ave.

Maywood, IL 60153

**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: 7/18/2021, by the property owner or owners, whose name is or are: Orange Vassar Jr.

Lorenza Elaine Vassar

and currently live at the street address of: 413 S. 2nd Ave.

in the city of: Maywood

and county of: Cook

in the state of: Illinois

with a zip code of: 60153

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: October 4, 1977 as document number: 24 133781 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**



LOTS 7 AND 8 IN BLOCK 86 IN MAYWOOD, BEING A SUBDIVISION IN SECTIONS 2 AND 11 AND SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN VILLAGE OF MAYWOOD IN COOK COUNTY, ILLINOIS

**PROPERTY IDENTIFICATION NUMBER(PIN):** 1 5 - 1 1 - 3 2 3 - 0 0 4 - 0 0 0 0

**COMMONLY REFERRED TO ADDRESS:** 413 S. 2nd Ave.

Maywood, IL 60153

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.

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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**:

**BENEFICIARY (A)****BENEFICIARY (B)****BENEFICIARY (C)****BENEFICIARY (D)**

Loleta Davis

Anita Louise Vassar-Watson

Bernita Vassar

Roseta Vassar-Fluker

413 S. 2nd Ave.

408 S. 1st Ave

7515 Dixon Street

2505 S. 18th

Maywood, IL 60153

Maywood, IL 60153

Forest Park, IL 60130

Broadview, IL 60155

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 OWNER 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.

**CONTINGENCY BENEFICIARY (A)****CONTINGENCY BENEFICIARY (B)****CONTINGENCY BENEFICIARY (C)****CONTINGENCY BENEFICIARY (D)**

Jenise Nicole Davis

Cortez Tywain Vassar

Marquita Nicole Barrett

Romell Marquis Vassar

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): Orange Vassar Jr.

PRINT OWNER NAME (B): Lorenza Elaine Vassar

SIGNATURE OF OWNER (A): *Orange Vassar Jr*SIGNATURE OF OWNER (B): *Lorenza Elaine Vassar*

DATE SIGNED BEFORE NOTARY: 7/18/2021

DATE SIGNED BEFORE NOTARY: 7/18/2021

**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): George M. B...

PRINT WITNESS NAME (B): KATHERINE McBEE

SIGNATURE OF WITNESS (A): *George M. B...*SIGNATURE OF WITNESS (B): *Katherine McBee*

DATE SIGNED BEFORE NOTARY: 7/18/2021

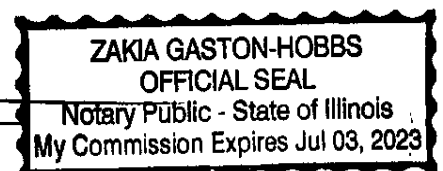
DATE SIGNED BEFORE NOTARY: 7/18/2021

**NOTARY VERIFICATION SECTION:**

STATE OF Illinois )  
COUNTY OF Cook ) SS

DATE NOTARIZED: 7/18/2021

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.

PRINT NOTARY NAME: *Zakia Gaston-Hobbs*SIGNATURE OF NOTARY: *[Signature]***AFFIX NOTARY STAMP BELOW:**

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**Illinois Residential Transfer on Death Instrument Additional Beneficiary and  
Additional Contingent Beneficiary**

**Property Identification Number (PIN): 15-11-323-004-0000**

**Commonly Referred to Address: 413 S. 2<sup>nd</sup> Ave. Maywood, IL 60153**

**Beneficiary E:**

Linda Mapp Williams  
6125 Mozart Dr  
Riverdale Georgia, 30296

**Contingent Beneficiary E**

Tiffany Latonya Williams