UNOFFICIAL COP THIS INSTRUMENT WAS PREPARED BY: Doc# 2121057058 Fee \$41.00 Hazel Fav Peters ction Blud Unit 110 COOK COUNTY CLERK DATE: 07/29/2021 03:15 PM PG: 1 OF 3 Hazel Fay Peters Revocable Living Trust, Hazel Fay Peters, Trustee 728 W. Jackson Blvd., Unit 1106 Chicago Winois 60661 INDIS RESIDEN™AM∕RANSFER 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: July 29, 2021 , by the property owner or owners, whose name is or are: Hazzal Fay Pedara Revocable Living Trust, e., and currently live at the street address of: 728 W, Jackson Blvd., Unit 1106 Hazel Fav Peters, Trustee in the city of: Chicago , and county of: Cook , in the state of: Illinois with a zip code of: 60661 , while vising of sound mind and disposing memory, do now hereby make, declare and publish this **TCDI**, stating and attesting to the following. That the above-referenced property owner or owners, is or are, the **SOLE** owner(s) of

PROPERTY IDENTIFICATION NUMBER(PIN): 2 0 - 0 3 - 4 1 5 - 0 4 6 - 4 0 0 7

See Exhibit A (Attached)

the residential (which must be between 1 - 4 units) real estate, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was

CHECK WHICH APPLIES - WRITTEN BELOW

in the State of Illinois. Furthermore, this 1001 is intended to transfer the following real property:

with the proper County Agency in the

I -OR- SEE ATTACHEDI

COMMONLY REFERRED TO ADDRESS: 412 W. 46th Street #B1

recorded on the date of: August 23, 2018 as document number: 1823518094

County of: Cook

LEGAL DESCRIPTION:

Chicago, Illinois, 60653

Finally, the owner, or owners, while elso being of competent mind and capacity, while weiving and releasing all rights under the Homestead Exemption laws of the State of II, do now hereby <u>CONVEY</u> and <u>TRANSFER</u>, effective upon the death of the above-named <u>OWNER</u>, or last to die of the <u>OWNERS</u>, the above-described real property to the named <u>BENEFICIARY</u> or <u>BENEFICIARIES</u> on the following page in the specified <u>TENANCY TYPE</u> if multiple <u>BENEFICIARIES</u>.

SPECIAL NUTICE: This form is provided compliments of KAREN A. YARBROUGH, COOK COUNTY CLERK and <u>DOES NOT CONSTITUTE</u>

<u>LEGAL ADVICE</u> 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 8 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 your the death of the above-named DWNER, or last to die of the DWNERS, 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 fallowing CONTINGENCY BENEFCIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE: **BENEFICIARY** BENEFICIARY (C) BENEFICIARY (B) BENEFICIARY (D) Michelle Andrea Beckford 412 East 46th Street Chicago, Illinois 60653 If more **BENEFICIARIFS** 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 I -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) Justice George Beckford-Williams Courtriev Jaden Beckford-Onar 412 Eas 46th Street 412 East 46th Street Chicago.Illinois 60653 Chicago, Illinois, 50653 I, or we, the SOLE OWNERS hereby swear and affirm that the foregoin I wishes were made as my or our free and voluntary act for the purposes set forth. PRINT OWNER NAME (A). Hazel Fay Peters Revocable Living Trust, Hazel Fay Peters, Trustee PRINT DWNER NAME (8): SIGNATURE OF OWNER (A): SICNAL JRE OF OWNER (8): DATE SIGNED BEFORE NOTARY: 🗷 DATE SIGNED BEFORE NOTARY: WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE DYNES/OWNERS, ALL WITNESSES, AND NOTARY PLIBLIC: We, the undersigned witnesses, hereby certify that the foregoing TDDI was executed and signed on the data refurered above, and signed by the owner or owners as her, his, or their voluntary 1001 in our presence, at the request of her, him or them, and while also in the presence of one another. We also do now hareby swear and affirm that we are signing our names to this instrument with the ballef and knowledge that the owners, was or were, at the time of signing of sound mind and mamory, and free from any undue influence or coercion by any parties, including us as witnesses. PRINT WITNESS NAME (B): 4 PRINT WITNESS NAME (A): SIGNATURE OF WITNESS (B): SIGNATURE OF WITNESS (A): DATE SIGNED BEFORE NOTARY: 🔘 DATE SIGNED BEFORE NOTARY: **NOTARY VERFICATION SECTION:** Illinois STATE OF DATE NOTARIZED:) 22 COUNTY OF AFFIX NOTARY STAMP BELOW: . I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner or

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner of 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: Herber Wilker SIGNATURE OF NOTARY: M

OFFICIAL SEAL

HERBERT S WITTER

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/20/23

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EXHIBIT A

Legal Description: UNIT B1 IN THE GRAND COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 IN SNOW AND DICKINSON'S SUBDIVISION OF LOT 3 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTH WEST ½ AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST ½ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT"B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0603119023 AND AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 0712915052 AND BY SECOND AMENDMENT RECORDED AS DOCUMENT 0729015084; TOGETHER WITH ITS UND TVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY. ILLINGIS.

Permanent Index Number (s): 20-03-415-046-1007

Property Address: 412 E. 46t a St. # B1, Chicago, IL 60653

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