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THIS INSTRUMENT WAS PREPARED BY:

Kenneth J. Davis
10916 S. AVENUE M
CHICAGO, ILL 60617

NAME & ADDRESS OF PROPERTY OWNER:

Kenneth J. DAVIS
10916 S AVENUE M
Chicago, ILL. 60617



2122257002

Doc# 2122257002 Fee \$41.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 08/10/2021 10:56 AM PG: 1 OF 3

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: AUGUST 6, 2021, by the property owner or owners, whose name is or are: Kenneth J. DAVIS and currently live at the street address of: 10916 S. AVENUE M. in the city of: Chicago and county of: Cook, in the state of: ILLINOIS with a zip code of: 60617, 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: NOV 15, 2010 as document number: 1031931090 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

Prop Type: S
S.T.R.: 17-37-15
SUB DIV: - CONDO: Ironworkers AB-59-60
LOT 6+7 Block 59 PART OF LOT: S.

PROPERTY IDENTIFICATION NUMBER(PIN): 26-17-125-064-0000

COMMONLY REFERRED TO ADDRESS: 10916 S. AVENUE M
Chicago, ILL 60617

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**:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
Lisa M. DAVIS			
10916 S. Avenue M			
Chicago, ILL 60617			

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/D RIGHT OF SURVIVORSHIP

In the event all of the above-referenced **BENEFICIARIES** pre-decease the owner/owners, the following **CONTINGENCY BENEFICIARIES** shall replace them.

<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>
Sara E. Covarrubias			
Katelyn M. DAVIS			
Eduardo M. Zepeda			

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): Kenneth J. DAVIS	PRINT OWNER NAME (B):
SIGNATURE OF OWNER (A): <i>Kenneth J. Davis</i>	SIGNATURE OF OWNER (B):
DATE SIGNED BEFORE NOTARY: AUGUST 6, 2021	DATE SIGNED BEFORE NOTARY:

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): ROSITA PALOMO	PRINT WITNESS NAME (B): Paul G. Goldyn
SIGNATURE OF WITNESS (A): <i>Rosita Palomo</i>	SIGNATURE OF WITNESS (B): <i>Paul G. Goldyn</i>
DATE SIGNED BEFORE NOTARY: 8/6/2021	DATE SIGNED BEFORE NOTARY: 8/6/2021

NOTARY VERIFICATION SECTION:

STATE OF <u>ILLINOIS</u>)	DATE NOTARIZED: <u>8/6/2021</u>
COUNTY OF <u>COOK</u>) SS	

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: STEPHEN M DREW SIGNATURE OF NOTARY: *[Signature]*

AFFIX NOTARY STAMP BELOW:

