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Doc#: 2122504308 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/13/2021 03:58 PM Pg: 1 of 4

**Transfer on Death
Instrument
(BENEFICIARY DEED)
pursuant to the
Illinois Residential Real Property
Transfer on Death Instrument
Act (755 ILCS 27)**

**WHEN RECORDED RETURN TO:
GAIL JACKSON
18560 ESCANABA CT., UNIT 207
LANSING, IL 60438**

**PREPARED BY:
David E. Trice, Attorney at Law
9723 S. Western Ave.,
Chicago, IL 60643**

(Above Space for Recorder's Use Only)

I, **GAIL JACKSON**, a SINGLE, FEMALE, RESIDENT OF LANSING, DOMICILED IN COOK COUNTY, IL, AND BORN March 23, 1953, declare this document to be my Transfer on Death Instrument, hereinafter referred to as a Beneficiary Deed, revoking all Beneficiary Deeds prepared, executed and recorded regarding the Subject Property described below. This document is to be interpreted, governed and construed under the laws of the State of Illinois.:

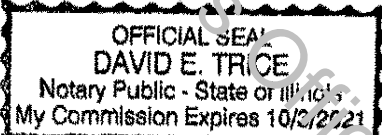
- 1) I am the OWNER of the Subject Property
 - a) located at and commonly known as: **18560 ESCANABA CT., UNIT 207, LANSING, COOK COUNTY, IL 60438.**
 - b) PIN: **30-31-325-038-1007**
 - c) legally described as: **SEE ATTACHED**
- 2) The Subject Property is Residential Real Estate as defined under the Illinois Residential Real Property Transfer on Death Instrument Act, in that it is:
 - a) Real property improved with not less than one nor more than 4 residential dwelling units;
 - b) A unit in a residential cooperative;
 - c) A unit in a residential condominium development, including the limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit; or
 - d) A single tract of agriculture real estate consisting of 40 acres or less which is improved with a single family residence.
- 3) Under this Beneficiary Deed, I am naming the person or persons to be my designated beneficiary. Furthermore, upon my death, I am transferring the Subject Property with all rights, title and interest to an appropriate beneficiary in accordance with the Illinois Residential Real Property Transfer on Death Instrument Act and the following provisions:
 - a) References to a person in this Beneficiary Deed have the same meaning as a person as defined under the Illinois Residential Real Property Transfer on Death Instrument Act (755 ILCS 27/5).
 - b) I may name one designated beneficiary to receive the Subject Property or I may name multiple beneficiaries to receive the property.
 - c) I may designate beneficiaries who are members of a class (e.g., my siblings, my children, my parents, etc.) or I may specifically name multiple beneficiaries that form a related or an unrelated group.
 - d) Unless indicated otherwise, when, in a single devise, I name multiple beneficiaries to receive the Subject Property, the beneficiaries who are entitled to take, must do so in equal shares, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as TENANTS IN COMMON.
 - e) Priority and division of Designated Beneficiaries:

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- i) Level 1: My "FIRST" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of my death.
 - ii) Level 2: My "SECOND" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of a lapse of the devise to all First Designated Beneficiaries.
 - iii) Level 3: My "THIRD" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of a lapse of the devise to all First Designated Beneficiaries and all Second Designated Beneficiaries.
- f) References to a beneficiary living or surviving me means the beneficiary is then living or in existence on the 8th day after the date of my death.
 - g) Wherever used in this Beneficiary Deed and the context so requires, the masculine includes the feminine and the singular includes the plural, and vice versa.
 - h) Unless otherwise indicated, if a particular designated beneficiary from one of the respective beneficiary levels fails to survive me, the surviving members of that level, who are then living at the time of my death, shall take the share or shares which the deceased member(s) would have taken if the deceased member(s) survived me. In the case where a designated beneficiary fails to survive me, unless I specify that a designated beneficiary shall take the Subject Property, per stirpes, even when a deceased member of the group is a descendant of mine, the transfer to the deceased designated beneficiary shall lapse.
- 4) MY FIRST DESIGNATED BENEFICIARY OR BENEFICIARIES:
 - a) **IN EQUAL SHARES, TO THE FOLLOWING BENEFICIARIES: MY DAUGHTER, RONZETTE JACKSON, BORN FEBRUARY 09, 1977 AND MY DAUGHTER, PATRICE MOHAMMED, BORN FEBRUARY 20, 1973**
 - 5) MY SECOND DESIGNATED BENEFICIARY OR BENEFICIARIES:
 - a) **NO DESIGNATION MADE**
 - 6) MY THIRD DESIGNATED BENEFICIARY OR BENEFICIARIES:
 - a) **NO DESIGNATION MADE**

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I, GAIL JACKSON , having attained the age of 18 years and having the capacity required to make a valid Illinois will, execute this Beneficiary Deed pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act.	
Dated: August 10, 2021	Dated: August 10, 2021 EXEMPT UNDER PROVISIONS OF REAL ESTATE TRANSFER LAW 35 ILCS 200/31-45 (d) and (e).
<input checked="" type="checkbox"/> <u><i>Gail Jackson</i></u> GAIL JACKSON, OWNER	<input checked="" type="checkbox"/> <u><i>Gail Jackson</i></u> GAIL JACKSON, OWNER

Witness Statement - On the date GAIL JACKSON , signed and executed the foregoing Beneficiary Deed, each of the undersigned witnesses below signed this instrument in the presence of a notary public; the owner, GAIL JACKSON ; and each other; and each of the respective witnesses, who have attained the age of 18, attest to the following: <ol style="list-style-type: none"> (1) GAIL JACKSON is known to me to be the same person who signed and executed the foregoing Beneficiary Deed. (2) GAIL JACKSON signed and executed this instrument in the presence of the witnesses subscribed below and a notary public. (3) GAIL JACKSON signed and executed this instrument as a free and voluntary act and I believe GAIL JACKSON to be of sound mind and memory. 		
Witness Name and Residence (PRINT)	Witness Signature	Date
Witness 1: FLORA HASLETT 626 CARROLL PKWY GLENWOOD, IL 60425	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <u><i>Flora Haslett</i></u>	8/10/2021
Witness 2: DEBORAH BRELAND 18044 BIRCH AVE COUNTRY CLUB HILLS, IL 60478	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> <u><i>Deborah Breland</i></u>	8/10/2021
State of ILLINOIS County of COOK I, CERTIFY THAT, the witnesses, FLORA HASLETT, WITNESS 1; and DEBORAH BRELAND, WITNESS 2; and the OWNER of the Subject Property, GAIL JACKSON , appeared before me and each are known to me to be the individuals who respectively signed this instrument, and acknowledged that each signed the same as his or her free and voluntary act. GIVEN under my hand and official seal this 10th day of August 2021 .		
<input checked="" type="checkbox"/> <u><i>David E. Trice</i></u> Notary Public: DAVID E. TRICE	(Seal) 	
This instrument was drafted and prepared by: David E. Trice, Attorney at Law 9723 S. Western Ave., Chicago, IL 60643 773 233 3303 OFFICE 773 233 3330 FAX www.tricelaw.com This instrument was drawn without title examination, using description provided by the owner.	Mail future tax bills to: GAIL JACKSON 18560 ESCANABA CT., UNIT 207 LANSING, IL 60438	

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 207 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):
 THAT PART OF THE WEST 20 ACRES OF THAT PART LYING SOUTH OF THE GRAND TRUNK RAILROAD OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID EAST ½ OF THE SOUTHWEST ¼ DISTANT 208.80 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES EAST ON A LINE 208.80 FEET EAST OF (AS MEASURED AT 90 DEGREES THERETO) AND PARALLEL WITH THE WEST LINE OF THE EAST ½ OF SAID SOUTHWEST ¼ 208.80 FEET, THENCE SOUTH 89 DEGREES 58 MINUTES 20 SECONDS EAST ON A LINE 208.80 FEET NORTH OF (AS MEASURED AT 90 DEGREES THERETO) AND PARALLEL WITH THE SOUTH LINE OF THE EAST ½ OF SAID SOUTHWEST ¼ 185.00 FEET, THENCE SOUTH 00 DEGREES WEST ON A LINE PARALLEL WITH THE WEST LINE OF THE EAST ½ OF SAID SOUTHWEST ¼, 208.80 FEET TO THE SOUTH LINE OF SAID EAST ½ OF SAID SOUTHWEST ¼, THENCE NORTH 89 DEGREES 58 MINUTES 20 SECONDS WEST ON THE LAST DESCRIBED COURSE, 185.00 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART TAKEN FOR STREET) IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "PARCEL,") WHICH SURVEY IS MADE BY FIRST NATIONAL BANK OF LANSING AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 3, 1976 AND KNOWN AS TRUST NUMBER 2726, RECORDED AS DOCUMENT 24572763, TOGETHER WITH AN UNDIVIDED 6.14 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND TO THE GRANTEE'S SUCCESSORS AND ASSIGNS, AS AN EASEMENT APPURTENANT TO THE PREMISES HEREIN CONVEYED, A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO SPACE NUMBER 12 AND 13 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PROPERTY ADDRESS: 18560 ESCANABA, UNIT 207, LANSING, IL 60438
 PIN: 30-31-325-038-1007