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Karen A. Yarbrough
Cook County Clerk
Date: 11/05/2021 08:01 AM Pg: 1 of 3

**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:
MAXINE TAYLOR
1730 W. 105TH PL
CHICAGO, IL 60643**

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

(Above Space for Recorder's Use Only)

I, **MAXINE TAYLOR**, a WIDOWED, AND NOT SINCE REMARRIED, FEMALE, RESIDENT OF **CHICAGO**, DOMICILED IN **COOK COUNTY, IL**, AND BORN January 15, 1938, 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.:

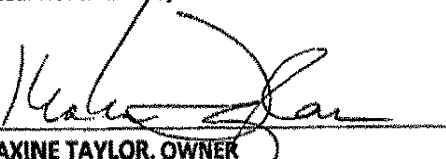
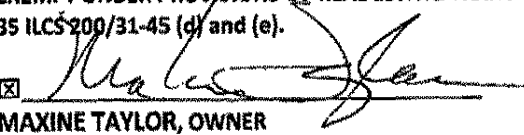
- 1) I am the OWNER of the Subject Property
 - a) located at and commonly known as: **1730 W. 105TH PL, CHICAGO, COOK COUNTY, IL 60643.**
 - b) PIN: **25-18-208-019-0000**
 - c) legally described as: **THE EAST 34 FEET 10 INCHES OF LOT 40 AND LOT 39 (EXCEPT THE EAST 39 FEET 11 INCHES THEREOF) IN MARVIN'S RESUBDIVISION OF LOTS 35 TO 78 (EXCEPT LOTS 56 AND 57) IN THE SUBDIVISION OF LOTS 8 TO 14 INCLUSIVE IN BLOCK 5 IN THE SUBDIVISION BY BLUE ISLAND LAND AND BUILDING COMPANY KNOWN AS WASHINGTON HEIGHTS, IN COOK COUNTY ILLINOIS.**
- 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.

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- 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:
- 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 WHO SURVIVE ME, (TO HOLD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP), NAMELY: MY SON, KEITH R TAYLOR, BORN FEBRUARY 23, 1958; MY SON, LANCE D TAYLOR, BORN MARCH 13, 1960; AND MY SON, LAMONT F TAYLOR, BORN MARCH 19, 1962.**
- 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, **MAXINE TAYLOR**, 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.

<p>Dated: November 03, 2021</p> <p><input checked="" type="checkbox"/>  MAXINE TAYLOR, OWNER</p>	<p>Dated: November 03, 2021</p> <p>EXEMPT UNDER PROVISIONS OF REAL ESTATE TRANSFER LAW 35 ILCS 200/31-45 (d) and (e).</p> <p><input checked="" type="checkbox"/>  MAXINE TAYLOR, OWNER</p>
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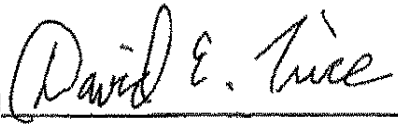

Witness Statement: On the date **MAXINE TAYLOR**, signed and executed the foregoing Beneficiary Deed, each of the undersigned witnesses below signed this instrument in the presence of a notary public; the owner, **MAXINE TAYLOR**; and each other, and each of the respective witnesses, who have attained the age of 18, attest to the following:

- (1) **MAXINE TAYLOR** is known to me to be the same person who signed and executed the foregoing Beneficiary Deed.
- (2) **MAXINE TAYLOR** signed and executed this instrument in the presence of the witnesses subscribed below and a notary public.
- (3) **MAXINE TAYLOR** signed and executed this instrument as a free and voluntary act and I believe **MAXINE TAYLOR** to be of sound mind and memory.

Witness Name and Residence (PRINT)	Witness Signature	Date
Witness 1: DIANA HUGHES 5240 S WELLS ST CHICAGO, IL 60609	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> 	11/3/2021
Witness 2: RUTH L BELL 1723 W 105TH PL CHICAGO, IL 60643	I certify the truthfulness of the Witness Statement above: <input checked="" type="checkbox"/> 	11/3/2021

State of **ILLINOIS**
County of **COOK**

I, CERTIFY THAT, the witnesses, **DIANA HUGHES**, WITNESS 1; and **RUTH L BELL**, WITNESS 2; and the OWNER of the Subject Property, **MAXINE TAYLOR**, 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 3rd day of November 2021.

<p><input checked="" type="checkbox"/>  Notary Public: DAVID E. TRICE</p>	<p>(Seal) </p>
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<p>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.</p>	<p>Mail future tax bills to: MAXINE TAYLOR 1730 W. 105TH PL CHICAGO, IL 60643</p>
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