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2204725002

Doc# 2204725002 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/16/2022 11:09 AM PG: 1 OF 3

TRANSFER ON DEATH
INSTRUMENT
THIS DEED MUST BE RECORDED
PRIOR TO THE DEATH OF THE
GRANTOR IN ORDER TO BE
EFFECTIVE

I, LaRissa Fortenberry (F/K/A Melton),
an unmarried female (Grantor and
Property Owner), do hereby Convey and
Quit Claim unto the Grantees as designated
below, effective upon my death, the fol-
lowing described real property located in
the Village of Richton Park, in the County of Cook, and State of Illinois;

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A., AND MADE A PART HEREOF.

Property Index Number: 31-33-705-027-0000,
Property Address: 23027 Eastwind Drive, Richton Park, IL 60471

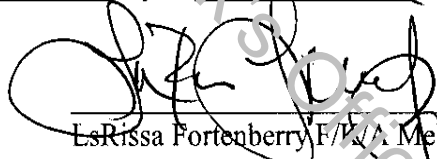
The Grantor, being of competent mind and capacity, and waiving and releasing all rights under the homestead
exemption laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Grantor, the
above-described real estate to:

Demetrius LaMont McNeill (50%), and Diamond LaShay Melton (50%), as tenants in common, my children.

Demetrius LaMont McNeill, residing at 23027 Eastwind Drive, Richton Park, IL 60471
Diamond LaShay Melton, residing at 23027 Eastwind Drive, Richton Park, IL 60471


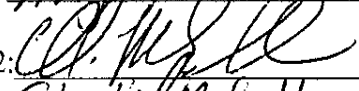
To have and to hold at that time in fee simple absolute.

In witness whereof this instrument is signed and sealed this 14th day of February, 2021

 (SEAL)
LaRissa Fortenberry F/K/A Melton

In witness whereof:

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date there
of signed and declared by the Grantor as her Transfer on Death Instrument in our presence, and that we at her
request in her presence and in the presence of each other, have signed our names as witnesses thereto, believing
to the best of our knowledge that the Grantor was at the time of signing of sound mind and memory, and under
no influence.

Signature of Witness #1: 	Address: <u>2202 ECHERON AVE MATHESON 60443</u>
Print Name of Witness: <u>ANGELA SLATER</u>	Date of Signing: <u>12/4/2021</u>
Signature of Witness #2: 	Address: <u>8323 S. Clyde Ave</u>
Print Name of Witness: <u>Charlie McSpadden</u>	Date of Signing: <u>12/4/2021</u>

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that La Rissa Fortenberry, A/K/A Melton, and the aforesaid witnesses, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of December, 2021.



Michelle Yarbrough
Notary Public

Exempt under the provisions of 35 ILCS 200/31-45(e) Wayne Peters Atty date: 12/4/2021

Prepared by Wayne Peters 1204 West Chase, Chicago. IL 60626

EXHIBIT A
LEGAL DESCRIPTION ATTACHED TO TODI DEED
PIN: 31-33-305-027-0000
23027 EASTWIND DRIVE, RICHTON PARK, IL 30471

LOT 4 IN GREENFIELD P.U.D. , UNIT XII, BEING A RESUBDIVISION OF PART OF OUTLOT G, IN GREENFIELD P.U.D. PHASE 3, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN , ACCORDING TO THE PLAT OF RESUBDIVISION THEREOF RECORDED, OCTOBER 26, 2006 AS DOCUMENT #0629906075 IN COOK COUNTY, ILLINOIS.

MAIL TO
LARISSA FORTENBERRY
23027 EASTWIND DR
RICHTON PARK, IL 60471

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STATEMENT BY GRANTOR AND GRANTEE

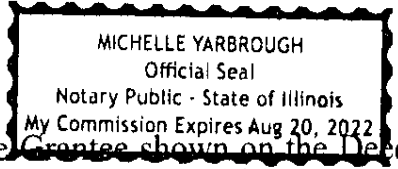
The Grantor or her Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/4/21

Signature: [Handwritten Signature]
LsRissa Fortenberry F/K/A Melton

Subscribed and sworn to before me by the said LsRissa Fortenberry F/K/A Melton, this 4th day of December, 2021

Notary Public Michelle Yarbrough



The Grantee or his Agent affirms and verifies the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/4/21

Signature: [Handwritten Signature]
LsRissa Fortenberry F/K/A Melton

Subscribed and sworn to before me by the said LsRissa Fortenberry F/K/A Melton
Notary Public Michelle Yarbrough



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)