## AS INSTRUMENT WAS PREPARED OFFICIAL COPY

SAMUEL A. MONTIEL

1900 W. 75TH STREET

WOODRIDGE, ILLINOIS 60517

NAME & ADDRESS OF PROPERTY OWNER:

MARVINA L. SIMS & VINCENT L. SIMS

1814 NORTH NAGLE AVENUE

CHICAGO, ILLINOIS 60707

Doc#. 2207007125 Fee: \$51.00

Karen A. Yarbrough Cook County Clerk

Date: 03/11/2022 07:06 AM Pg: 1 of 2

TEMES RESIDENTED FAVSLEY IN D			ررووي							MILE	
THIS TRANSFER ON DEATH INSTRUMENT (hereinafte	r referred to as	a " <b>TOD!</b> "),	which w	as comp	leted an	d signed	before a	notar	y public	on the	
following date: 3 4 2 2022	, by the pruperly owner of the control of the contr										
VINCENT L. SIMS	and currently liv	ve at the s	treet add	iress of:	1814 N	ORTH	NAGLE	AVE	NUE	etatain/aim-amt/pat	
in the city of: CHICAGO	and county of:								************************	ocaco ocanosistamentos	
	while being of so	und mind :	and dispo	ising me	nory, do	now her	eby make	e, decl	are 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 ruly recorded <b>DEED</b> or other <b>CONVEYANCE INSTRUMENT</b> which was											
recorded on the date of: JUNE 7, 1999 as doc	ument number: S	995(9707	· mile: : macemanists	********************	Wi	th the pr	oper Cou	nty Ag	ency in	the	
	e of Illinois. Furth	-	/ 'h								
LEGAL DESCRIPTION: CHECK WH	ICH APPLIE	5 – WRI	TTEN			-DR-	SEE A	TTA	CHED		
LOT 15 IN DAVID GOWDY COMPANY'S SU	JBDIVISION O	F THAT I	PART O	F THE	FAST ·	1/2 LYIN	VG EAS	T OF	THEE	AST	
LINE OF PUBLIC ALLEY (EXCEPT THE SC	)UTH 148.50 F	EET TH	EREOF	) OF BL	.000	8 IN A.	GALE'S	SUE	BDIVIS	ON	
OF THE SOUTHEAST 1/4 OF SECTION 3	1, AND THE S	OUTHW	EST 1/4	OF SE	CTION	132.10	WNSH	P 40	NORT	Н,	
RANGE 13, EAST OF THE T	HIRD PRINCI	PAL MER	UDIAN,	IN CO	OK CO	JNTY, J	אוויין	<b>)</b> .			
PROPERTY IDENTIFICATION NUMBER(I	PIN): 1 3	3	1 .*.	4 0	9 -	0 3		0	0 0	0	
COMMONLY REFERRED TO ADDRESS: 1814 NORTH NAGLE AVENUE											
CHICAGO, ILLINOIS 60707											

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 II, 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 <u>DOES NOT CONSTITUTE</u>

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.

**UNOFFICIAL COPY** 

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 **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 DWNER or DWNERS. the following CONTINGENCY BENEFCIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE: BENEFICIARY (A) BENEFICIARY (D) BENEFICIARY (B) BENEFICIARY (C) **VARRINA SIMS** 1814 N. NAGLE AVE. CHICAGO, IL 60707 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 multiply bundiciaries, the OWNER or OWNER desires that the transfer be to those BENEFICIARIES IN THE FOLLOWING TENANCY TYPE CHOOSE ONE (ONLY): JOINT TEMANTS IN COMMON W/ RIGHT OF SURVIVORSHIP 1-OR-TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP In the event all of the above-referency EENEFICIARIES pre-decease the owner/owners, the following CONTINGENCY BENEFICIARIES shall replace them. COSTINGENCY BENEFICIARY (B) CONTINGENCY BENEFICIARY (A) CONTINGENCY BENEFICIARY (C) **CONTINGENCY BENEFICIARY (D)** 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. MARVINA L. SIMS VINCENT L. SIMS PRINT OWNER NAME (A): PRINT OWNER NAME (8): SIEWALURE OF OWNER (B): SIGNATURE OF OWNER (A): 3/4/ 2012 DATE SIGNED BEFORE NOTARY: DATE SIGNE I BEFJPE NOTARY: 3/4/22 WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE DYNERS, ALL WITNESSES, AND NOTARY PUBLIC: We, the undersigned witnesses, hereby certify that the foregoing TDDI was executed and signed on the date or recorded 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 waters, was or were, at the time of signing of sound mind and memory, and free from any undue influence or operation by any parties, including us as with sects PRINT WITNESS NAME (A): PRINT WITNESS NAME (B): SIGNATURE OF WITNESS (A): SIGNATURE OF WITNESS (B): DATE SIGNED BEFORE NOTARY: \_ \*\* DATE SIGNED BEFORE NOTARY: **NOTARY VERFICATION SECTION:** STATE OF 3/4/2022 DATE NOTARIZED: COUNTY OF AFFIX NOTARY STAMP BELOW: I, the undersigned, a notary public in and for said County, in the State aforesaid, OD HEREBY CERTIFY that the owner or

I, the undersigned, a notary public in and for said County, in the State aforesaid, **OD HEREBY CERTIFY** that the owner 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: 2 AMIL MATHRIYET SIGNATURE OF NOTARY:



JAMIL MATARIYEH
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 5, 2026