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THIS INSTRUMENT WAS PREPARED BY/MAIL TO:

ATTORNEY Jimmie L. JENKINS
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CHICAGO, IL 60615



Doc# 2208919054 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/30/2022 03:44 PM PG: 1 OF 3

NAME & ADDRESS OF PROPERTY OWNER:

CATHERINE DARDEN
16418 WOODLAWN EAST AVE.
SOUTH HOLLAND, IL 60473

ILLINOIS REAL PROPERTY TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ILCS 27/1 ET. SEQ., AS AMENDED

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a TODI), which was completed and signed before a notary public on the following date: MARCH 24, 2022, by the property owner or owners, whose name(s) is/are: CATHERINE DARDEN, and currently live(s) at the street address of: 16418 WOODLAWN EAST AVE in the City of: SOUTH HOLLAND and County of: COOK in the State of: ILLINOIS with a zip code of: 60473, while being of sound mind and disposing memory, do/does now hereby make(s), declare(s) and publishes this TODI, stating and attesting to the following: That the above-referenced property owner(s), is/ are, the SOLE owner(s) of the real estate, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on the date of: 2/7/2020 as document number: 2003833013 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

PROPERTY INDEX NUMBER(PIN): 29-23-118-031-0000 AND 29-23-118-032-0000

COMMONLY REFERRED TO ADDRESS: 16418 WOODLAWN EAST AVE.
SOUTH HOLLAND, IL 60473

Finally, the owner(s), while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do(es) 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**.

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA, PROPERTY TAX CODE)

As referenced on the foregoing page, the aforementioned OWNER(S) does 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:

BENEFICIARY (A) <u>CATHERINE ALICIA DARDEN</u> <u>16418 WOODLAWN EAST AVE</u> <u>SOUTH HOLLAND, IL 60473</u>	BENEFICIARY (B) _____ BENEFICIARY (C) _____ BENEFICIARY (D) _____
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If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names of the desired additional BENEFICIARIES. Also, if there are multiple beneficiaries, the OWNER(S) desire(s) receive the transfer, it should be BENEFICIARIES IN THE FOLLOWING TENANCY TYPE:

CHOOSE ONE (ONLY): JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP -OR- TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP

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

CONTINGENCY BENEFICIARY (A) <u>CAKEY DOMAINE DARDEN</u> <u>2510 EAST MEADOWLAND DR.</u> <u>QUEEN CREEK, AZ 85142</u>	CONTINGENCY BENEFICIARY (B) _____ CONTINGENCY BENEFICIARY (C) _____ CONTINGENCY BENEFICIARY (D) _____
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I, or we, the SOLE OWNER(S) hereby swear and affirm that the foregoing wishes were made as my/our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): CATHERINE DARDEN PRINT OWNER NAME (B): _____
 SIGNATURE OF OWNER (A): Catherine Darden SIGNATURE OF OWNER (B): _____
 DATE SIGNED BEFORE NOTARY: MARCH 24, 2022 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 A 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(s) 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.

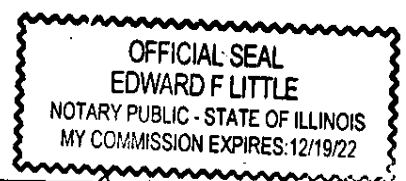
PRINT WITNESS NAME (A): Joyce McCants PRINT WITNESS NAME (B): Monique Johnson
 SIGNATURE OF WITNESS (A): Joyce McCants SIGNATURE OF WITNESS (B): Monique Johnson
 DATE SIGNED BEFORE NOTARY: MARCH 24, 2022 DATE SIGNED BEFORE NOTARY: MARCH 24, 2022

NOTARY VERIFICATION SECTION:

STATE OF ILLINOIS)
 COUNTY OF COOK)SS
 DATE NOTARIZED: MARCH 24, 2022

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.

AFFIX NOTARY SEAL BELOW:



PRINT NOTARY NAME: Edward F. Little SIGNATURE OF NOTARY: _____

Edward F. Little

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LEGAL DESCRIPTION

LOT 21 IN HOEKSTRA'S 4TH ADDITION TO DUTCH VALLEY, SOUTH HOLLAND, ILLINOIS, BEING A SUBDIVISION OF PART OF LOTS 1, 2, AND 3 OF ANKER'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 8, 1960 AS DOCUMENT 1911879, IN COOK COUNTY, ILLINOIS.

PIN(s) 29-23-118-031-0000 AND 29-23-118-032-0000

Property of Cook County Clerk's Office