



Accm 2022005116
CB 1 of 1

UNOFFICIAL COPY

Doc# 2210545116 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/15/2022 03:30 PM Pg: 1 of 4

TRANSFER ON DEATH INSTRUMENT

Owner's name and address and Taxes to:

Brenda J. Hodges
9098 W. Terrace Drive
Unit 5-H
Niles, IL 60714

Beneficiary's Name and Address:

Jeremiah Pendergrass
18012 Vivian Court
Orland Park, IL 60467

THIS TRANSFER ON DEATH INSTRUMENT made this 18 day of February, 2022, by **Brenda J. Hodges**, of the City of **Niles** County of **Cook**, and State of Illinois, (herein referred to as "Owner/Owners") being the sole Owner(s) of the following legally described residential real estate located in Cook County, Illinois

UNIT 9098-5H IN TERRACE SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, I COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25132652 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 9098 West Terrace Dr., Apart. 5-H, Niles, IL 60714

Permanent Index No.: 09-10-401-100-1226

The Owner(s) being competent mind and capacity, and waving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey(s) and transfer(s), effective on the death of the Owner last to die, the above-described residential real estate to:

Jeremiah Pendergrass

IN WITNESS WHEREOF, the said Owner(s) has/ve hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

VILLAGE OF NILES REAL ESTATE TRANSFER TAX 02/17/2022 9098 W. Terrace #5H 28119 \$ <u>Exempt</u>

Brenda J. Hodges (Seal)
Brenda J. Hodges (Owners Name)

UNOFFICIAL COPY

State of Illinois)
) SS
County of Cook)

We the undersigned witnesses, hereby certify that the above Transfer of Death Instrument was on the date thereof signed and declared by the Owner(s) as his/her/their Transfer of Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

Audrick (Witness)

Avalon Vorisek, 500 Skokie Blvd, Ste 290 (Print Name and Address of Witness)

Julie Brazelton (Witness)

Julie Brazelton, 500 Skokie Blvd. #290 (Print Name and Address of Witness)

State of Illinois)
) SS
County of Cook)

I the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner(s) and witnesses personally known to me to be the same person(s) whose name(s) 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 Notarial Seal
This 18th day of February, 2022.

[Signature]
Notary Public
My commission expires on: 5/9/2022



UNOFFICIAL COPY

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45, REAL ESTATE TRANSFER ACT.

Dated: 2-18-2022

Brenda J. Hodges
Brenda J. Hodges, Owner

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 2-19-2022

Brenda J. Hodges
Grantor or Agent

Subscribed and sworn to before me this
18th day of February, 2022



Notary Public _____

The Grantee or his Agent Affirms and Verifies that 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 2-19-2022

Brenda J. Hodges
Grantee or Agent

Subscribed and sworn to before me this
18th day of February, 2022



Notary Public _____

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.