

# UNOFFICIAL COPY

## ILLINOIS TRANSFER ON DEATH INSTRUMENT

Doc#: 2210804372 Fee: \$51.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/18/2022 01:28 PM Pg: 1 of 2

### NAME AND ADDRESS OF TAXPAYER:

Vernita Ann Beverly  
19439 Cypress Drive  
Country Club Hills, Illinois 60478

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**Vernita Ann Beverly** (single) residing at 19439 Cypress Drive, Country Club Hills, Illinois 60478, executes this transfer on death instrument. **Vernita Ann Beverly** will transfer upon death the following residential real estate in its entirety:

Property Address: **19439 Cypress Drive, Country Club Hills, Illinois 60478**  
County: Cook County  
Property Identification Number ("PIN"): 31-10-200-125-1015

LEGAL DESCRIPTION: UNIT 69-C IN COUNTRY CLUB ESTATES CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 2, 3 AND 4 IN COUNTRY CLUB MANOR SUBDIVISION UNIT 1, BEING A PART OF THE NORTH EAST ¼ OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF LOT B IN COUNTRY CLUB MANOR SUBDIVISION UNIT 2, BEING A PART OF THE NORTH EAST ¼ OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to my child, **David Christopher Beverly**, 7464 N. Ashland Chicago, IL 60626 (92% Share), my brother, **William P. Wilson Jr.**, 11354 South Church St. Chicago, IL 60643 (1% Share), and my uncle, **Jimmy C. Terry**, 3700 Westminster Ave. Country Club Hills, IL 60478 (1% Share), as **tenants in common**.

If any of the named beneficiaries predecease me, then to the survivors.

Upon my death, I transfer my interest in the above-described property to the beneficiaries as designated above.

This instrument revokes any and all prior transfer on death instruments made by the above mentioned owner for the above mentioned residential real estate.

Before my death, I have the right to revoke this instrument.

This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

Dated: 3-17-2022

  
Vernita Ann Beverly

# UNOFFICIAL COPY

I attest that Vernita Ann Beverly, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on the above-referenced date. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

**WITNESS:**

**ADDRESS OF WITNESS:**

Signed: Tracy Sylvester  
Printed: Tracy Sylvester  
Dated: 3/17/2022

425 S. Halsted  
Chicago ILL. 60641

I attest that Vernita Ann Beverly, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on the above-mentioned date. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

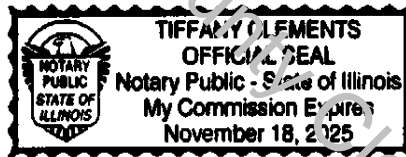
**WITNESS:**

**ADDRESS OF WITNESS:**

Signed: Katie Kelly  
Printed: Katie Kelly  
Dated: 3/17/2022

425 S. Halsted  
Chicago ILL. 60641

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )



The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT **Vernita Ann Beverly**, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses Tracy Sylvester and Katie Kelly in person and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

3/17/2022  
Dated

Tiffany Clements  
Notary Public

My commission expires: 11/18/2025

This document was prepared by:  
**Center for Disability and Elder Law**  
205 W. Randolph, Suite 1610  
Chicago, Illinois 60606  
312.376.1880