

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Attorney Durman Z. Jackson, III

18753 May Avenue

Homewood, IL. 60430

NAME & ADDRESS OF PROPERTY OWNER:

Shanda J. Gammage

8046 South May Street

Chicago, IL 60620



Doc# 2216722015 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2022 10:12 AM PG: 1 OF 2

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ILCS 27/1 ET SEQ.

THIS **TRANSFER ON DEATH INSTRUMENT** (hereinafter referred to as a "TODI"), which was completed and signed before a notary public on the

following date: June 15, 2022, by the property owner or owners, whose name is or are: Shanda J. Gammage,

widow of the late William A. Gammage, Jr., and currently live at the street address of: 8046 South May Street

in the city of: Chicago, and county of: Cook, in the state of: Illinois

with a zip code of: 60620, while being of sound mind and disposing memory, do now hereby make, declare 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 a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was

recorded on the date of: 5-7-1975 as document number: 23074518 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

LOT 15 AND LOT 16 (except the South 18 feet thereof) IN BLOCK 5 IN HANSEN AND RAYMOND'S

SUBDIVISION OF BLOCKS 3, 5 AND 6 IN HIGH RIDGE ADDITION TO AUBURN, BEING A SUBDIVISION

OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH

RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY IDENTIFICATION NUMBER(PIN): 20-32-208-038-0000

COMMONLY REFERRED TO ADDRESS: 8046 South May Street

Chicago, IL. 60620

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 Il, 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 **DOES NOT CONSTITUTE**

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. 1L 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 **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**:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
Angela Gammage	Acacia Gammage	Cetewayo Gammage	
4417 2 1/2 Street NE	4342 Logan Avenue N	2256 Dickens Lane	
Columbia Heights, MN 55421	Minneapolis, MN 55412	Mounds View, MN 55112	

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 multiple beneficiaries, the **OWNER** or **OWNER** desires that the transfer be to those **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.

<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>

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.

PRINT OWNER NAME (A): Shanda J. Gammage PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): *Shanda J. Gammage* SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: June 15, 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 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 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 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): Sheldon Brooks PRINT WITNESS NAME (B): Patricia Brooks
SIGNATURE OF WITNESS (A): *Sheldon Brooks* SIGNATURE OF WITNESS (B): *Patricia Brooks*
DATE SIGNED BEFORE NOTARY: June 15, 2022 DATE SIGNED BEFORE NOTARY: June 15, 2022

NOTARY VERIFICATION SECTION:
STATE OF Illinois)
) SS DATE NOTARIZED: June 15, 2022
COUNTY OF Cook)

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.

PRINT NOTARY NAME: Tracey V. Jackson SIGNATURE OF NOTARY: *Tracey V. Jackson*

AFFIX NOTARY STAMP BELOW:

