

UNOFFICIAL COPY

Transfer on Death Instrument

THIS DOCUMENT WAS PREPARED BY:

Margot Gordon
Monahan Law Group, LLC
55 W. Monroe Street
Suite 3700
Chicago, IL 60603

WHEN RECORDED MAIL TO:

Margot Gordon
Monahan Law Group, LLC
55 W. Monroe Street
Suite 3700
Chicago, IL 60603

SEND TAX NOTICES TO:

James and Beverly Biggs
9914 S. Damen Avenue
Chicago, IL 60643



Doc# 2221717011 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/05/2022 10:32 AM PG: 1 OF 3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

The Owners, James Biggs and Beverly Biggs, a married couple, of the City of Chicago, County of Cook, State of Illinois, pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, (755 ILCS 27/1 et. seq.), upon the death of the second of them to die, hereby CONVEY to the then acting trustee of the Biggs Joint Trust, dated August 4, 2022, the Beneficiary, the following described Real Estate situated in the County of Cook and State of Illinois to wit: (See attached legal description)

PERMANENT REAL ESTATE INDEX NUMBER: 25-07-307-013-0000

ADDRESS OF REAL ESTATE: 9914 S. Damen Avenue, Chicago, Illinois 60643

DATED this 4th day of August, 2022.

James D. Biggs (SEAL)
James Biggs

Beverly Biggs (SEAL)
Beverly Biggs

The owners, James Biggs and Beverly Biggs, signed this Transfer on Death Instrument in our presence on the date it bears as their own free and voluntary act. Immediately thereafter, at the owners' request and in the owners' presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the owners to be of sound mind and memory at the time of signing.

Witnesses

Addresses

Chasia Simmons

residing at

7515 S. Dorchester
Chicago, IL 60619

Brianna Potts

residing at

3848 N Drake Ave
Chicago, IL 60618

UNOFFICIAL COPY

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for such County, in the State aforesaid, DO HEREBY CERTIFY that the Owners, James Biggs and Beverly Biggs, and the witnesses, Elissia Simmons and Brianna Petty, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the Owners signed, sealed and delivered such instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of AUGUST, 2022.

Commission expires: 10/11, 2022

Margot Gordon
NOTARY PUBLIC



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Legal Description

THE NORTH 50 FEET OF THE SOUTH 450 FEET OF THE EAST ½ OF BLOCK 1 IN CAMPBELL'S BEVERLY HILLS FIRST ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office