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PREPARED BY:

Attorney Dan Balanoff
10100 S. Ewing Avenue
Chicago, IL 60617

Doc# 2226608022 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/23/2022 01:45 PM PG: 1 OF 3

PROPERTY OWNER

INFORMATION

Lucille V. Taylor
12218 S. Yale Avenue
Chicago, IL 60628

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT

Pursuant to §755 ILCS 27/1 Et Seq.

This Transfer on Death Instrument (hereinafter referred to as a TODI), which was executed and signed before a notary public on this 22nd day of September in the year of 2022, by the property owner or owners, Lucille V. Taylor who currently resides at 12218 S. Yale Avenue, in the City of Chicago, and County of Cook, in the State of Illinois, with a zip code of 60628, while being of sound mind and disposing memory, do now hereby make, declare and publish this Transfer on Death Instrument, hereby revoking any prior TODI heretofore made by the owners, stating and attesting to the following:

That the above referenced property owner or owners are the SOLE owner(s) of the real property, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on December 21st, 1972 as document number 22164909 with the proper County Agency in the County of Cook, in the State of Illinois. Furthermore, this Transfer on Death Instrument is intended to transfer the following real property legally described as:

LOT 8 AND THE NORTH 5 FEET OF LOT 9 IN BLOCK 47 IN WEST PULLMAN SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): **25-28-226-023-0000**

Property Address: **12218 S. Yale Avenue, Chicago, IL 60628**

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TRANSFER ON DEATH INSTRUMENT, PAGE 2 – TYLOR

This Instrument is Exempt Pursuant to § 35 ILCS 200/31-45, Para, Illinois Real Estate Transfer Tax Law.

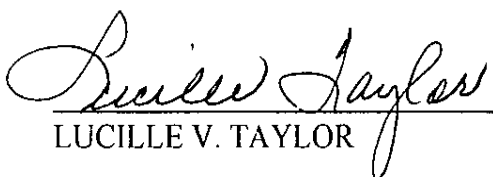
Finally, the owner or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, or last to die of the OWNERS, the above-described real property to the named BENEFICIARY or BENEFICIARIES on the following page in the specified TENANCY TYPE if multiple BENEFICIARIES.

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:

BENEFICIARY DESIGNATION

Clarence H. Taylor Jr.
12218 S. Yale Avenue
Chicago, IL 60628 in fee simple.

I, or we, the SOLE OWNER(S) of the above real estate hereby swears and affirm that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.



LUCILLE V. TAYLOR

9/22/2022

DATE

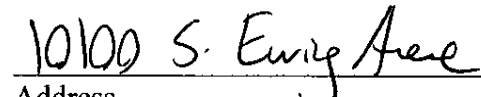
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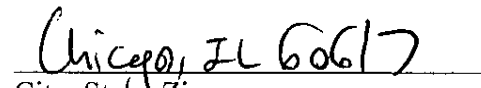
WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the foregoing Transfer on Death Instrument was executed and signed on the date referenced above, and signed by the owner or owners as his/her/their voluntary Transfer on Death Instrument in our presence, at the request of him/her/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.



Signature

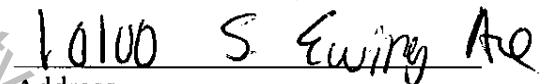

Name

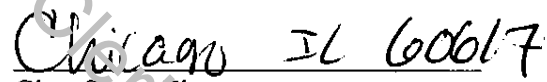

Address


City, State Zip


Signature

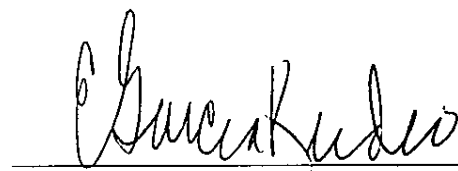

Name


Address


City, State Zip

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that 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, in person, this day 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 22nd day of September, 2022.


NOTARY PUBLIC

