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Doc#. 2229846077 Fee: \$51.00

Karen A. Yarbrough Cook County Clerk

Date: 10/25/2022 10:32 AM Pg: 1 of 4

TRANSFER ON DEATH INSTRUMENT

OWNERS NAME AND ADDRESS AND TAXES TO:

OZELL COOPER

5933 W Rice St., Chicago, IL 60651

The above Space for Recorder's Use only

BENEFICIAR'LES' NAMES & ADDRESS:

MERWIN COOPER of

THIS TRANSFER ON DEATH INSTRUMENT made this 13 day of January 2022, by Ozell Cooper, of the City/Town/Village of Chicago, County of Cook, and State of Illinois, (herein "Owner") being the sole Owner of the following legally described residential real estate located in Cook County, Illinois;

See Attached Legal Description

Permanent Real Estate Index Number: 16-05-26-011-0000

Address of the Property: 5933 W Rice Street, Chicago, IL 60651

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

MERWIN COOPER, of 5933 W Rice St., Chicago, IL 6065 If living, or if MERWIN is deceased, to

TIMOTHY COOPER, of 5933 W Rice St., Chicago, IL 60651. If iving or if TIMOTHY is deceased, to

TAIKWAN COOPER, of 5933 W Rice St., Chicago, IL 60651

IN WITNESS WHEREOF, the said Owners have hereunto set her hand and seal the day and year first above written.

Dated: This / 3 day of January 2022

THIS INSTRUMENT HAS BEEN SENT FOR RECORDING BY PRAIRIE TITLE AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

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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 Owners as their Transfer on Death Instrument in our presence and that we, at their request and in 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 Owners were at the time of signing of sound mind and memory, and under no undue influence.

Witnesses

Printed Name

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, OZELL COOPER on(s) whose name(s) are subscribed to the foregoing instrument, and he/she appeared before me this day in person and acknowledged that he/she sig vod, sealed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

NICHOLE M. CAPRARO

OFFICIAL SEAL

Notary Public - State of Illinois

My Commission Expires Feb 03, 2024

Given under my hand and Seal this 13th day of January 2022

My commission expires

This instrument was prepared by: Nichole Capraro

Capraro Law

1010 Lake Street, Suite 612

Oak Park, IL 60301

Mail Recorded Deed to:

Nichole Capraro 1010 Lake Street. Suite 612 Oak Park, IL 60301

Mail Subsequent Tax Bills to:

Ozell Cooper 5933 W Rice St. Chicago, IL 60651

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LEGAL DESCRIPTION 5933 W RICE ST., CHICAGO, IL 60651

STIN, BEING .

DUTHEAST ½ OF SEC
HIRD PRINCIPAL MERIDIAN

P.I.N. 16-05-426-011-0000 THE WEST 37 ½ FEET OF LOT 7 IN BLOCK 4 IN DICKEY AND BAKER'S ADDITION TO

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 and hold title to real estate under the laws of the State of Illinois.

SUBSCRIBED and SWORN to be fore me on . NICHOLE M. CAPRARO OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Eath 03-2024 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 and hold title to real estate under the laws of the State of Illinois. Signature: Grantee or Agent SUBSCRIBED and SWORN to before me on . NICHOLE M. CAPRARO OFFICIAL SEAL Notary Public Notary Publicia State of Illinois My Commission Expires Feb 03, 2024

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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]