

# UNOFFICIAL COPY

Doc#: 2231941103 Fee: \$51.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/15/2022 11:02 AM Pg: 1 of 3

**Transfer on Death  
Instrument  
(BENEFICIARY DEED)**

*pursuant to the*  
**Real Property Transfer on Death  
Instrument Act  
(755 ILCS 27)**

*WHEN RECORDED RETURN TO:*  
**BEN GRAY JR.  
6727 S OGLESBY AVE UNIT 1C  
CHICAGO, IL 60649**

*PREPARED BY:*  
**David E. Trice, Attorney at Law  
9723 S. Western Ave.  
Chicago, IL 60643**

**(Above Space for Recorder's Use Only)**

I, **BEN GRAY JR.**, a **MARRIED MALE**, RESIDENT OF **CHICAGO**, DOMICILED IN **COOK COUNTY, IL**, AND BORN **November 03, 1957**, declare this document to be my Transfer on Death Instrument, hereinafter referred to as a Beneficiary Deed, revoking all Beneficiary Deeds prepared, executed and recorded regarding the Subject Property described below. This document is to be interpreted, governed and construed under the laws of the State of Illinois.:

- 1) I am the **OWNER** of the Subject Property
  - a) located at and commonly known as: **2320 E 63TH ST UNIT 3, CHICAGO, COOK COUNTY, IL 60649.**
  - b) PIN: **20-24-412-034-1003**
  - c) legally described as: **PARCEL 1: UNIT 2320-3 IN THE BEL SHORE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 13, 14, AND 15 IN BLOCK 5 IN LAKE SHORE AND JACKSON PARK SUBDIVISION, BEING THE EAST 1/2 OF THE WEST 2/3 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0634215006, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 3. A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT 0634215006.**
- 2) The Subject Property is **REAL PROPERTY** as defined under the Real Property Transfer on Death Instrument Act, in that it is an interest in realty located in this State capable of being transferred on the death of the owner.
- 3) Under this Beneficiary Deed, I am naming the person or persons to be my designated beneficiary. Furthermore, upon my death, I am transferring the Subject Property with all rights, title and interest to an appropriate beneficiary in accordance with the Real Property Transfer on Death Instrument Act and the following provisions:
  - a) References to a person in this Beneficiary Deed have the same meaning as a person as defined under the Real Property Transfer on Death Instrument Act.
  - b) I may name one designated beneficiary to receive the Subject Property or I may name multiple beneficiaries to receive the property.
  - c) I may designate beneficiaries who are members of a class (e.g., my siblings, my children, my parents, etc.) or I may specifically name multiple beneficiaries that form a related or an unrelated group.

# UNOFFICIAL COPY

- d) Unless indicated otherwise, when, in a single devise, I name multiple beneficiaries to receive the Subject Property, the beneficiaries who are entitled to take, must do so in equal shares, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as TENANTS IN COMMON.
- e) Priority and division of Designated Beneficiaries:
- i) Level 1: My "FIRST" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of my death.
  - ii) Level 2: My "SECOND" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of a lapse of the devise to all First Designated Beneficiaries.
  - iii) Level 3: My "THIRD" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of a lapse of the devise to all First Designated Beneficiaries and all Second Designated Beneficiaries.
- f) References to a beneficiary living or surviving me means the beneficiary is then living or in existence on the 8<sup>th</sup> day after the date of my death.
- g) A beneficiary may disclaim all or part of the beneficiary's interest. If a beneficiary disclaims such interest, the beneficiary is deemed to have predeceased the owner(s) of the subject property and shall vest according to the instrument's provisions, as if the disclaiming beneficiary or beneficiaries had died.
- h) Wherever used in this Beneficiary Deed and the context so requires, the masculine includes the feminine and the singular includes the plural, and vice versa.
- i) Unless otherwise indicated, if a particular designated beneficiary from one of the respective beneficiary levels fails to survive me, the surviving members of that level, who are then living at the time of my death, shall take the share or shares which the deceased member(s) would have taken if the deceased member(s) survived me. In the case where a designated beneficiary fails to survive me, unless I specify that a designated beneficiary shall take the Subject Property, per stirpes, even when a deceased member of the group is a descendant of mine, the transfer to the deceased designated beneficiary shall lapse.
- 4) MY FIRST DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) MY WIFE, MICHELLE D JAMES, BORN MAY 14, 1961, IF SHE SURVIVES ME.
- 5) MY SECOND DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) IN EQUAL SHARES, TO THE FOLLOWING BENEFICIARIES WHO SURVIVE ME, (TO HOLD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP), NAMELY: MY NIECE, LASHAWN WORDLAW, BORN MAY 21, 1970; AND MY NEPHEW, MARCUS WORDLAW, BORN FEBRUARY 23, 1987.
- 6) MY THIRD DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) NO DESIGNATION MADE

# UNOFFICIAL COPY

I, <b>BEN GRAY JR.</b> , having attained the age of 18 years and having the capacity required to make a valid Illinois will, execute this Beneficiary Deed pursuant to the Real Property Transfer on Death Instrument Act.	
Dated: November 10, 2022  <input checked="" type="checkbox"/> <u><i>Ben Gray Jr.</i></u> <b>BEN GRAY JR., OWNER</b>	Dated: November 10, 2022 EXEMPT UNDER PROVISIONS OF REAL ESTATE TRANSFER LAW 35 ILCS 200/31-45 (d) and (e).  <input checked="" type="checkbox"/> <u><i>Ben Gray Jr.</i></u> <b>BEN GRAY JR., OWNER</b>


**Witness Statement:** On the date **BEN GRAY JR.**, signed and executed the foregoing Beneficiary Deed, each of the undersigned witnesses below signed this instrument in the presence of a notary public, the owner, **BEN GRAY JR.**; and each other, and each of the respective witnesses, who have attained the age of 18, attest to the following:

- (1) **BEN GRAY JR.** is known to me to be the same person who signed and executed the foregoing Beneficiary Deed.
- (2) **BEN GRAY JR.** signed and executed this instrument in the presence of the witnesses subscribed below and a notary public.
- (3) **BEN GRAY JR.** signed and executed this instrument as a free and voluntary act and I believe **BEN GRAY JR.** to be of sound mind and memory.

Witness Name and Residence (PRINT)	Witness Signature	Date
Witness 1: <b>CLIMIE MILTON, JR.</b> 7427 S. MERRILL AVE CHICAGO, IL 60649	I certify the truthfulness of the Witness Statement above:  <input checked="" type="checkbox"/> <u><i>Climie Milton Jr.</i></u>	11/10/2022
Witness 2: <b>BEVERLY HAMILTON ROBINSON</b> 2315 E 68TH ST CHICAGO, IL 60649	I certify the truthfulness of the Witness Statement above:  <input checked="" type="checkbox"/> <u><i>Beverly Hamilton Robinson</i></u>	11/10/2022

State of **ILLINOIS**  
 County of **COOK**

I, CERTIFY THAT, the witnesses, **CLIMIE MILTON, JR.**, WITNESS 1; and **BEVERLY HAMILTON ROBINSON**, WITNESS 2; and the OWNER of the Subject Property, **BEN GRAY JR.**, appeared before me and each are known to me to be the individuals who respectively signed this instrument, and acknowledged that each signed the same as his or her free and voluntary act. GIVEN under my hand and official seal this 10th day of November 2022.

<input checked="" type="checkbox"/> <u><i>David E. Trice</i></u> Notary Public: <b>DAVID E. TRICE</b>	(Seal) 
--	---

This instrument was drafted and prepared by: David E. Trice, Attorney at Law 9723 S. Western Ave., Chicago, IL 60643 773 233 3303 OFFICE 773 233 3330 FAX <a href="http://www.tricelaw.com">www.tricelaw.com</a>  This instrument was drawn without title examination, using description provided by the owner.	Mail future tax bills to:  <b>BEN GRAY JR.</b> 6727 S OGLESBY AVE UNIT 1C CHICAGO, IL 60649
---	---