

# UNOFFICIAL COPY

## ILLINOIS TRANSFER ON DEATH INSTRUMENT

Doc#: 2301025204 Fee: \$51.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/10/2023 03:24 PM Pg: 1 of 3

### NAME AND ADDRESS OF TAXPAYER:

Beverly A. Rowls  
9549 South Harvard Avenue  
Chicago, Illinois 60628

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**Beverly A. Rowls (divorced)**, residing at 9549 South Harvard Avenue, Chicago, Illinois 60628, executes this transfer on death instrument. **Beverly A. Rowls** will transfer upon death the following residential real estate in its entirety:

Property Address: **9549 South Harvard Avenue, Chicago, Illinois 60628**  
County: Cook County  
Property Identification Number ("PIN"): 25-09 201-023-0000

LEGAL DESCRIPTION: See Attachment.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to my son, **Joshua Morgan Rowls**, Chicago, Illinois.

If Joshua Morgan Rowls predeceases me, then to my great-niece, **Crystal Ford**, Woodstock, Georgia.

Upon my death, I transfer my interest in the above-described property to the beneficiaries as designated above.

This instrument revokes any and all prior transfer on death instruments made by the above mentioned owner for the above mentioned residential real estate.

Before my death, I have the right to revoke this instrument.

This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

Dated: 12-20-2022

  
Beverly A. Rowls

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I attest that Beverly A. Rowls, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on the above-referenced date. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed: Willie Walton

205 W. Randolph Suite 1610

Printed: WILLIE WALTON

Chicago, IL 60606

I attest that Beverly A. Rowls, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on the above-mentioned date. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed: Anita Robinson

205 W. Randolph Suite 1610

Printed: Anita Robinson

Chicago, IL 60606

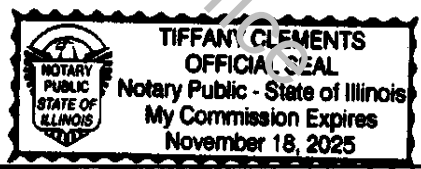
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT Beverly A. Rowls, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses Willie Walton and Anita Robinson in person and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

12/20/2022  
Dated

Tiffany Clements  
Notary Public

My commission expires: 11/18/2025



This document was prepared by:  
**Center for Disability and Elder Law**  
205 W. Randolph, Suite 1610  
Chicago, Illinois 60606  
312.376.1880

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## Legal Description

LOT TWENTY-FOUR (24) IN BLOCK THREE (3) IN JOHN H. GAY'S SUBDIVISION OF THE NORTH HALF (1/2) OF THE NORHTWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION NINE (9), TOWNSHIP THRITY SEVEN (37) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office