

UNOFFICIAL COPY

Doc#. 2301313397 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2023 02:31 PM Pg: 1 of 3

Transfer on Death Instrument

AC000763WC

Owners Name and Address and Taxes To:

RUBY BOLDEN
408 N. Lavergne Ave.
Chicago, IL 60644

Beneficiary(ies) Name and Address:

DENISE JOHNSON, 1233 Howard Ave, Berkeley, IL 60163
JUANITA BOLDEN, 408 N. Lavergne Ave, Chicago, IL 60644
BRYAN BOLDEN, 512 Madison Street, Unit 1N, Oak Park, IL 60302
LIMMIE BOLDEN JR, 1022 Spring Ridge Drive, Plainfield, IL 60586
CLYDE BOLDEN, 1113 Fall Timbers Rd, Apt. 104, Schaumburg, IL 60173
DONTRELL BOLDEN, 408 N Lavergne Ave, Chicago, IL 60644

THIS TRANSFER ON DEATH INSTRUMENT made this 20th day of December 2022, by RUBY BOLDEN, a widow and not since remarried, 408 N. Lavergne Ave, Chicago, IL 60644, being the sole Owner of the following described residential real estate located in Cook County, Illinois.

LEGAL DESCRIPTION:

LOT 16 IN BLOCK 4 IN I.B. SIMMS SUBDIVISION OF SOUTH ½ OF THE EAST ½ OF THE WEST ½ OF THE NORTH EAST ¼ (EXCEPT RAILROAD) OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOS.

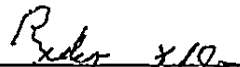
PERMANENT INDEX NUMBER (PIN): 16-09-227-032-0000

ADDRESS(ES) OF REAL ESTATE: 408 N. Lavergne Ave, Chicago, IL 60644

The Owner being of competent mind and capacity, waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner the above-described residential real estate, to:

Grantee Beneficiaries	Interest (%)	Alternate Grantee Beneficiaries
DENISE JOHNSON	16.67%	
JUANITA BOLDEN	16.67%	
BRYAN BOLDEN	16.67%	
LIMMIE BOLDEN JR.	16.67%	
CLYDE BOLDEN	16.66%	
DONTRELL BOLDEN	16.66%	


IN WITNESS WHEREOF, the said Owner has hereunto set her hands and seals the day and year first above written.



RUBY BOLDEN (SEAL)


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We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as her Transfer on Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner was at the time of signing sound of mind and memory, and under no undue influence.



Witness: Connie Irizarry

7222 W. Cermak Road, Ste.
701, North Riverside, IL 60546



Witness: Leticia Vargas

7222 W. Cermak Road, Ste.
701, North Riverside, IL 60546

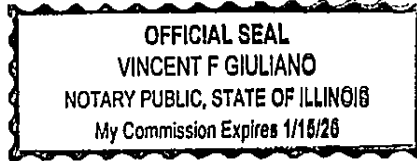
Property of Cook County Clerk's Office

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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 the Owner and witnesses 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

IMPRESS SEAL HERE



Given under my hand and official seal, this 20th day of December 2022.

Commission expires _____

Vincent F. Giuliano
NOTARY PUBLIC

Date: December 20, 2022

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act

Ruby Bolden 12/20/2022
Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY:

Vincent F. Giuliano
Attorney at Law
7222 W. Cermak Road, Ste. 701
North Riverside, IL 60546

MAIL TO:

Vincent F. Giuliano
Attorney at Law
7222 W. Cermak Road, Ste. 701
North Riverside, IL 60546

SEND SUBSEQUENT TAX BILLS TO:

RUBY BOLDEN
408 N. Lavergne
Chicago, IL 60644