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Karen A. Yarbrough

Cook County Clerk

Date: 03/29/2023 01:44 PM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

PREPARED BY/RETURN TO:

W. Jordan Melvin
SFBBG LLC
300 S. Wacker Drive, #1500
Chicago, IL 60606

NAME AND ADDRESS OF TAXPAYER:

Felicia L. Pittman
19420 Elm Drive
Country Club Hills, IL 60478

I, GRANTOR Felicia L. Pittman, 19420 Elm Drive, Country Club Hills, IL 60478, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:

I, as the Owner of residential real estate under a duly recorded Warranty Deed dated July 23, 2021, and recorded as Document Number 2121755223, in the County of Cook, State of Illinois, whereby we acquired title to the property. The residential real estate is legally described as follows:

UNIT NO. 37-C IN TIERRA GRANDE COURTS CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS IN TIERRA GRANDE COURTS, A SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 29, 1984 AS DOCUMENT 27153677 AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 31-10-200-116-1063

Address of Real Estate: 19420 Elm Drive, Country Club Hills, IL 60478

That under 755 ILCS 27/1 *et seq.*, the owner of a property may transfer residential real estate by a transfer on death instrument, as such, this transfer does not become effective until and at the time of the death of the Owners/Grantors.

Upon the death of the Owner/Grantor, said property is hereby conveyed and transferred to my children, Fenisha Thomas, Natasha Pittman, and Sidney Thomas to be divided among them in shares of equal value. If any of my children fails to survive me, his/her share shall be divided between my remaining children who survive me.

THE TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTORS. IT REVOKES ALL PRIOR TRANSFER ON DEATH

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INSTRUMENTS BY THESE GRANTORS FOR THIS REAL PROPERTY EVEN IF THIS TRANSFER ON DEATH INSTRUMENT FAILS TO CONVEY ALL OF THE GRANTORS' INTEREST IN THE REAL PROPERTY.

WARNING: EXECUTION OF THIS TRANSFER ON DEATH INSTRUMENT MAY NOT AVOID PROBATE.

Exempt under provisions of 33 ILCS 300/31-45(e), Illinois Real Estate Transfer Law.

Executed this 15th day of March, 2023.

GRANTOR:

[Signature]
Felicia L. Pittman

THIS TRANSFER ON DEATH INSTRUMENT MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTORS IN ORDER TO BE EFFECTIVE.

The Grantor, Felicia L. Pittman, signed this Transfer On Death Instrument in our presence on the date it bears. Immediately thereafter, at the Grantors' request and in the Grantors' presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Grantors to be of sound mind and memory at the time of signing.

Witnesses

Addresses

[Signature]
(Signature)

Julianne Akai
Printed Name

4241 W. 99 Pl.

Oak Lawn, Ill 60453

[Signature]
(Signature)

William Jordan Melvin
Printed Name

1742 W. Vaner Street, #1

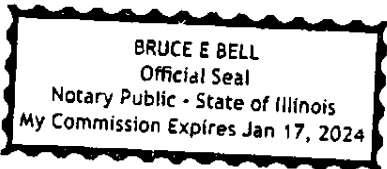
Chicago, IL 60622

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a notary public in and for the above county and state, certifies that **Felicia L. Pittman**, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Dated: March 15, 2023


[Signature]
Notary Public



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Exempt under provisions of 33 ILCS 300/31-45(e), Illinois Real Estate Transfer Law.

Dated: March 15th, 2023

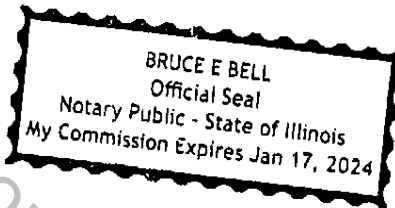


Felicia L. Pittman

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a notary public in and for the above county and state, certifies that **Felicia L. Pittman**, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: March 15, 2023



Property of Cook County Clerk's Office