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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/06/2023 01:36 PM PG: 1 OF 4

**REAL PROPERTY TRANSFER ON DEATH INSTRUMENT
PURSUANT TO §755 ILCS 27/ ET. SEQ.**

PROPERTY OWNERS & FUTURE GRANTORS

LATONIA HARRIS (AN MARRIED WOMAN)
OF 8221 S MARSHFIELD AVE, CHICAGO, IL. 60620
100% OWNER IN FEE SIMPLE (FUTURE GRANTOR)

PROPERTY IDENTIFICATION NUMBER:

20-31-231-006-0000

FUTURE PROPERTY OWNER/BENEFICIARY:

SEE PAGE TWO BENEFICIARIES

CONTINGENCY BENEFICIARY & GRANTEE:

**PER STIRPES SURVIVORS OF THE
PRIMARY BENEFICIARIES LISTED ON PAGE TWO**

REAL PROPERTY TRANSFER ON DEATH INSTRUMENT PURSUANT TO §755 ILCS 27/

I, **LATONIA HARRIS**, (A MARRIED WOMAN), the **66.6%** owner of the **RESIDENTIAL REAL PROPERTY** located at **8221 S MARSHFIELD AVE** in **CHICAGO, ILLINOIS 60620** within **COOK COUNTY** and situated in **LAKE TOWNSHIP** do now hereby declare that on this **FIFTEENTH (15TH) DAY OF MARCH, IN THE YEAR 2023** that while under sound mind and memory designate that **UPON MY DEATH**, I designate the **BELOW-LISTED BENEFICIARIES ON PAGE TWO OF THIS INSTRUMENT IMMEDIATELY** become the **66.6% FEE SIMPLE** owners of the below described **RESIDENTIAL REAL PROPERTY**. Furthermore, I also acknowledge that when said transfer occurs, I **ALSO** relinquish **ALL HOMESTEAD RIGHTS** to the named **BENEFICIARY** for the following **RESIDENTIAL REAL PROPERTY TO WIT:**

COMMONLY KNOWN ADDRESS TO BE TRANSFERRED UPON DEATH OF THE 100% OWNER:

8221 S MARSHFIELD AVE, CHICAGO, ILLINOIS 60620

LEGAL DESCRIPTION OF PROPERTY:

SEE ATTACHED PAGE 4

PREPARER'S NAME & INFO/ADDRESS/WEBSITE:

**THE LAW OFFICES OF MARIO A. REED
LOCATED AT 625 E. 170TH ST, UNIT 2E
SOUTH HOLLAND, ILLINOIS 60473
www.lawofficesofmarioareed.com**



**THE LAW OFFICES OF
MARIO A. REED**
The Education Esquire

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RESIDENTIAL TRANSFER ON DEATH INSTRUMENT PAGE 2 OF 4

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FINALLY, I, LATONIA HARRIS (A MARRIED WOMAN), the owner of the aforementioned RESIDENTIAL REAL PROPERTY situated in the STATE OF ILLINOIS, do also hereby declare that the property should pass to the following BENEFICIARY in FEE SIMPLE as to my 66.6% INTEREST AS OWNER IN FEE SIMPLE.

PRIMARY BENEFICIARIES TO SPLIT MY (66.6% INTEREST IN FEE SIMPLE) AND BECOME TENANTS IN COMMON WITH THE THEN REMAINING OWNER: CHANTELL L. SCOTT TO RECEIVE 11.1% INTEREST IN FEE SIMPLE RICHARD C. SCOTT JR. TO RECEIVE 11.1% INTEREST IN FEE SIMPLE ROBERT J. SCOTT SR. TO RECEIVE 11.1% INTEREST IN FEE SIMPLE LAMONT ROBINSON TO RECEIVE 33.3% INTEREST IN FEE SIMPLE

FURTHERMORE, I, LATONIA HARRIS (A MARRIED WOMAN), the owner of the aforementioned RESIDENTIAL REAL PROPERTY situated in the STATE OF ILLINOIS, do also hereby declare that in the event any of my AFOREMENTIONED BENEFICIARIES die before me, or at the same time as me, I then designate that the property should pass to the following CONTINGENCY BENEFICIARIES IN FEE SIMPLE OF MY 66% OWNERSHIP INTEREST:

CONTINGENCY BENEFICIARIES (OWNING THEIR RESPECTIVE DESIGNATED INTEREST IN FEE SIMPLE AS FOLLOWS):

THE THEN LIVING BIOLOGICAL AND/OR LEGALLY ADOPTED CHILDREN OF THE PRIMARY BENEFICIARIES NAMED ABOVE, PER STIRPES, AND THEN TO THEIR CHILDREN



SIGNED, SEALED AND DELIVERED BY:

Latoria Harris

3/15/2023

LATONIA HARRIS – 66.6% OWNER OF RECORD

Signed, Wednesday, March 15th, 2023

PREPARED BY THE LAW OFFICES OF MARIO A. REED | 625 E. 170TH ST., UNIT 2E, SOUTH HOLLAND, ILLINOIS 60473 | www.lawofficesofmarioareed.com | 708.808.0814 | marioareed@outlook.com

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RESIDENTIAL TRANSFER ON DEATH INSTRUMENT PAGE 3 OF 4

WITNESS DECLARATION SECTION:

WE, the undersigned witnesses, hereby certify that the foregoing **RESIDENTIAL TRANSFER ON DEATH INSTRUMENT** was executed on the below indicated date, by **LATONIA HARRIS**, as her/his/their **REAL PROPERTY TRANSFER ON DEATH INSTRUMENT**, in our presence, and that we, at her/his/their request, and in the presence of one another, have signed our names as witnesses thereto, believing to the best of our knowledge, **LATONIA HARRIS**, was, at the time of her/his/their signing, of sound mind and memory, while free of any visible undue coercion, intimidation or influence.

WITNESS NUMBER ONE INFO:

WITNESS NUMBER TWO INFO:

Samysha D. Williams

Brittany A. Chhutani

PRINT NAME ABOVE: (WITNESS NUMBER ONE)

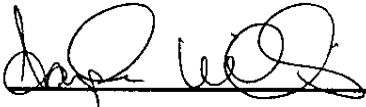
PRINT NAME ABOVE: (WITNESS NUMBER TWO)

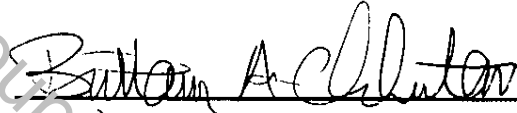
625 E. 170th St., South Holland, IL 60473

625 E. 170th St., South Holland, IL 60473

PRINT ADDRESS ABOVE: (WITNESS NUMBER ONE)

PRINT ADDRESS ABOVE: (WITNESS NUMBER TWO)





SIGNATURE ABOVE: (WITNESS NUMBER ONE)

SIGNATURE ABOVE: (WITNESS NUMBER TWO)

NOTARY VERIFICATION SECTION:

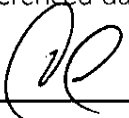
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

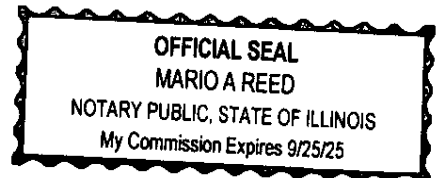



THE LAW OFFICES OF MARIO A. REED
The Education Esquire

I, **MARIO A. REED, ESQ.**, the undersigned **NOTARY PUBLIC** in and for the above-referenced **COUNTY & STATE**, DO **HEREBY CERTIFY** that **LATONIA HARRIS** as well as the **ABOVE-REFERENCED WITNESSES**, personally known to me to be the same persons whose names are subscribed on the foregoing **ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT**, did appear before me on the below-referenced date, and acknowledged that they signed, sealed and delivered this **RESIDENTIAL TRANSFER ON DEATH INSTRUMENT** as given under my hand and notarial seal on the below-referenced date.

AFFIX NOTARY STAMP BELOW


NOTARY SIGNATURE OF ATTORNEY MARIO A. REED:




NOTARIZED, Wednesday, March 15TH, 2023:

UNOFFICIAL COPY**RESIDENTIAL TRANSFER ON DEATH INSTRUMENT PAGE 4 OF 4****ATTACHED LEGAL DESCRIPTION****LEGAL DESCRIPTION FOR PIN 20-31-231-006-0000:**

**LOT SEVENTY-SIX (76) IN BRITIGAN'S
WESTFIELD SUBDIVISION OF THE
NORTHEAST QUARTER (1/4) OF
SECTION THIRTY-ONE (31),
TOWNSHIP THIRTY-EIGHT (38)
NORTH, RANGE FOURTEEN (14),
EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY,
ILLINOIS.**



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