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Doc# 2315215005 Fee \$41.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/01/2023 10:17 AM PG: 1 OF 4

TRANSFER ON DEATH INSTRUMENT

**PREPARED BY AND RETURN TO:
KENDALL HILL, ESQ
429 N WEBER RD #272
ROMEOVILLE, IL 60446
815-210-3167**

Property of Cook County Clerk's Office

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TRANSFER ON DEATH INSTRUMENT

This TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as "TODI"), which was executed on this 24th day of May in the year of 2023, by Jerome Dickson, and who reside at 1135 S. Sacramento, Chicago, Illinois 60612 being of sound mind and disposing memory, do hereby make, declare and publish this TODI stating as follows:

That the above referenced property owner is the sole owner of real estate under a duly recorded QUIT CLAIM DEED, recorded, as document 0518703009 in the County of Cook, State of Illinois. The real estate is described as:

Lot 15 in Block 1 in Walkers and Armour's addition of Chicago a Subdivision of block 7 and block 8 in Piper's subdivision of the south 45 acres of the west ½ of the southwest ¼ of section 13, township 39 north, range 13 east of the third principal meridian, in Cook County, Illinois

16-13-327-032-0000

1138 S. Sacramento
Chicago, Illinois 60612

The owner, being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, do hereby convey and transfer, effective on death of the Owner last to die, the above-described real estate.

BENEFICIARY DESIGNATION:

- | | |
|--|--|
| <p>1. Marisa Dickson
1945 N. 18th
1st Floor
Melrose Park, Illinois 60160</p> | <p>2. Jerome Hall
1135 S. Sacramento
Chicago, Illinois 60612</p> |
|--|--|

in joint tenancy with the right of survivorship.

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NAME OF OWNER

Jerome Dickson

This Transfer is Exempt under provisions of 35 ILCS 200/31-45, paragraph, Illinois Real Estate Transfer Tax Law.

5/24/23 Jerome Dickson

Date

Signature of owner

WITNESS DECLARATION

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 his Transfer on Death Instrument in our presence and that we, at his request and in his 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 of sound mind and memory, and under no undue influence.

Michael Johnson [Signature] 169 PARK MEADOW Lane Bolingbrook
 Witness printed name Signature address

FIRANOS LONZO [Signature] 2921 W. LEXINGTON CHICAGO IL
 Witness printed name Signature address

NOTARY VERIFICATION

STATE OF ILLINOIS

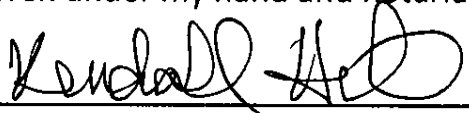
COUNTY OF Cook

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 on the foregoing instrument, appeared before me this day in person and acknowledged that they signed,

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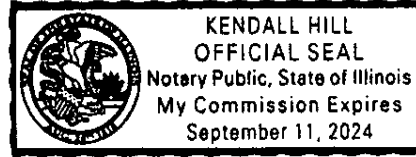
sealed, and delivered that said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of MAY 2023



NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC STAMP



PREPARED BY: Kendall Hill, Esq.
429 N. Weber Road, Suite 272
Romeoville, Illinois 60446
(815) 210-3167

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