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\*2317425028\*

5113 S. HARPER AVE. SUITE 2C

CHICAGO IL 60615

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/23/2023 03:06 PM PG: 1 OF 3

**NAME & ADDRESS OF PROPERTY OWNER:**

IORA HILL

11613 S ADA ST,

CHICAGO IL 60643

**ILLINOIS REAL PROPERTY TRANSFER ON DEATH INSTRUMENT (TODI)  
PURSUANT TO § 755 ILCS 27/1 ET SEQ.**

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a TODI), which was completed and signed before a notary public on the following page,

by the property owner or owners, whose name(s) is/are: IORA HILL

and currently live(s) at the street address of: 11613 S ADA ST, CHICAGO 60643

in the City of: CHICAGO

and County of: COOK, in the State of: ILLINOIS

with a zip code of: 60643, while being of sound mind and disposing memory, do/does now hereby make(s), declare(s) and publishes this TODI, stating and attesting to the following: That the above-referenced property owner(s), is/ are, the SOLE owner(s) of the real estate, under a duly recorded DEED or other CONVEYANCE. Furthermore, this TODI is intended to transfer the following real property:

LEGAL DESCRIPTION: CHECK WHICH APPLIES –  WRITTEN BELOW - or -  SEE ATTACHED  
ATTACHED AS PAGE 3

PROPERTY INDEX NUMBER(PIN): 25-20-312-005-0000

COMMONLY REFERRED TO ADDRESS: 11613 S ADA ST, CHICAGO IL 60643

Finally, the owner(s), while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do(es) now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** on the following page in the specified **TENANCY TYPE** if multiple **BENEFICIARIES**.

SPECIAL NOTICE: This form is provided compliments of COOK COUNTY CLERK KAREN A. YARBROUGH, and DOES NOT CONSTITUTE LEGAL ADVICE. Furthermore, it is provided WITHOUT any TITLE EXAMINATION or REVIEW of your individual estate plan. PLEASE CONTACT AN ATTORNEY OR LICENSED ESTATE PLANNING PROFESSIONAL if you have additional questions, comments or concerns regarding how to complete this form. COOK COUNTY CLERK'S OFFICE STAFF MAY NOT assist you with the preparation of this, or any legal document.

# UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO 925 ILCS 200/11-45, PARA, PROPERTY TAX CODE)

As referenced on the foregoing page, the aforementioned OWNER(S) does now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, or last to die of the OWNERS, the above-described real property to the named BENEFICIARY or BENEFICIARIES in the specified TENANCY TYPE if multiple BENEFICIARIES are listed. Additionally, in the event the BENEFICIARY or BENEFICIARIES pre-decease the OWNER or OWNERS, the following CONTINGENCY BENEFICIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE:

BENEFICIARY (A)	BENEFICIARY (B)	BENEFICIARY (C)	BENEFICIARY (D)
JANESE MOORE -Daughter 50%	ALVIN HILL - Son 50%		
Joint Ten. Common WITH Survivorship rights		Joint Ten. Common WITH Survivorship rights	

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names and addresses of the desired additional BENEFICIARIES. Also, if there are multiple beneficiaries, the OWNER(S) desire(s) receive the transfer, it should be BENEFICIARIES IN THE FOLLOWING TENANCY TYPE:

CHOOSE ONE (ONLY):  JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP -OR-  TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP

In the event all of the above-referenced BENEFICIARIES pre-decease the owner/owners, the following CONTINGENCY BENEFICIARIES shall replace them:

CONTINGENCY BENEFICIARY (A)	CONTINGENCY BENEFICIARY (B)	CONTINGENCY BENEFICIARY (C)	CONTINGENCY BENEFICIARY (D)
JERON MOORE - GRANDCHILD 1/3	JERRIN MOORE - GRANDCHILD 1/3	DAMALI HILL - GRANDCHILD 1/3	

I, or we, the SOLE OWNER(S) hereby swear and affirm that the foregoing wishes were made as my/our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): IORA HILL  
 SIGNATURE OF OWNER (A): [Signature]  
 DATE SIGNED BEFORE NOTARY: 06-20-2023

PRINT OWNER NAME (B): [Signature]  
 SIGNATURE OF OWNER (B): [Signature]  
 DATE SIGNED BEFORE NOTARY: 06-20-2023

**WITNESS DECLARATION -- THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND A NOTARY PUBLIC:**

We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner(s) as her, his, or their voluntary TODI in our presence, at the request of her, him or them, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner or owners, was or were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

PRINT WITNESS NAME (A): GERALDINE A. LOWE  
 SIGNATURE OF WITNESS (A): [Signature]  
 DATE SIGNED BEFORE NOTARY: 06-20-2023

PRINT WITNESS NAME (B): Ikenia Okere  
 SIGNATURE OF WITNESS (B): [Signature]  
 DATE SIGNED BEFORE NOTARY: 06-20-2023

STATE OF ILLINOIS  
 COUNTY OF COOK )SS

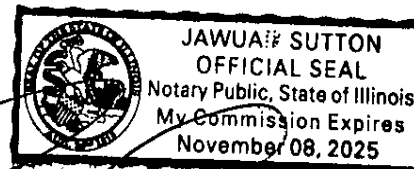
**NOTARY VERIFICATION SECTION:** 06-20-2023  
 DATE NOTARIZED: \_\_\_\_\_

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner or owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

**AFFIX NOTARY STAMP BELOW:**

PRINT NOTARY NAME: JAWUAN SUTTON

SIGNATURE OF NOTARY: [Signature]



# UNOFFICIAL COPY

**EXHIBIT A: LEGAL DESCRIPTION OF TODI:**

**PIN NUMBER: 25-20-312-005-0000**

**Property Address: 11613 S ADA ST, Chicago, IL 60643**

**Parcel Identification Number: 25-20-312-005-0000**

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**LEGAL DESCRIPTION:**

**LOT 5 IN BLOCK 13 IN FREDERICK H BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING PART OF THE SOUTH 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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**Explanation of Todi – It is the intent of IORA HILL, signor of said TODI, that each of her Children**

- 1. Janese Moore 2. ALVIN HILL**

**Should possess a 50% interest in the subject property at 11613 Ada St. And that each interest should pass to the surviving child of IORA HILL if one should die before the other. This means that each child of IORA HILL should inherit the property as joint tenants in common WITH right of survivorship.**

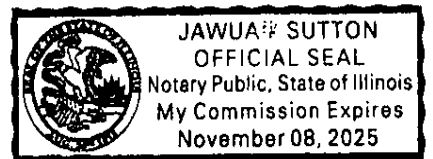
**If IORA HILL AND EACH OF HER CHILDREN SHOULD DIE SIMULTANEOUSLY, then the grandchildren named below should each take a 1/3 interest as tenants in common WITH RIGHT OF SURVIVORSHIP. THIS IS AIMED AT DISCOURAGING ANY COURT ACTIONS AND ALLOWING THE NAMED GRANDCHILDREN TO TAKE AN EQUAL SHARE AMONG THOSE WHO ARE CURRENTLY LIVING.**

- 1. JERON MOORE 1/3 joint tenant interest with right of survivorship.**
- 2. JERRIN MOORE 1/3 joint tenant interest with right of survivorship.**
- 3. DAMALI HILL 1/3 joint tenant interest with right of survivorship.**

**SIGNED: IORA HILL** *Iora Hill* 06.20.2023

**Witness** *Christine A. Lane* date 06.20.2023

**Witness** *[Signature]*



**NOTARY** *[Signature]*