

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY/MAIL TO:**

Law Offices of Matthew C. Baysinger

1900 W 75th Street

Woodridge, IL 60517

Doc#: 2319313269 Fee: \$60.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/12/2023 02:31 PM Pg: 1 of 3

**NAME & ADDRESS OF PROPERTY OWNER:**

Hurel Ellis

2247 East 99th Street

Chicago, IL 60617

**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 date: July 6, 2023, by the property owner or owners, whose name(s) is/are: Hurel Ellis, and currently live(s) at the street address of: 2447 East 99th Street in the City of: Chicago and County of: Cook in the State of: Illinois with a zip code of: 60617, 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 property, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on the date of: 08/05/1970 as document number: 21229274 with the proper County Agency in the County of: Cook in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property:

LEGAL DESCRIPTION: CHECK WHICH APPLIES –  WRITTEN BELOW or  SEE ATTACHED

Exhibit A

PROPERTY INDEX NUMBER(PIN): 2 6 - 0 7 - 1 4 4 - 0 4 4 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 2447 East 99th Street

Chicago, IL 60617

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.

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TRANSFER ON DEATH INSTRUMENT – PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, 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) Gloria R. Ellis	BENEFICIARY (B) ROSA GIOVANNI	BENEFICIARY (C)	BENEFICIARY (D)
2447 E 99th Street	6 CARIBOU COURT		
Chicago, IL 60617	BOLINGBROOK, IL 60490		

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names 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)

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): Hurel Ellis	PRINT OWNER NAME (B):
SIGNATURE OF OWNER (A): <i>Hurel Ellis</i>	SIGNATURE OF OWNER (B):
DATE SIGNED BEFORE NOTARY: 7-6-23	DATE SIGNED BEFORE NOTARY:

**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): Edith Paniagua	PRINT WITNESS NAME (B): Jazmin L. Bue
SIGNATURE OF WITNESS (A): <i>Edith Paniagua</i>	SIGNATURE OF WITNESS (B): <i>Jazmin Bue</i>
DATE SIGNED BEFORE NOTARY: July 6, 2023	DATE SIGNED BEFORE NOTARY: 7-6-23

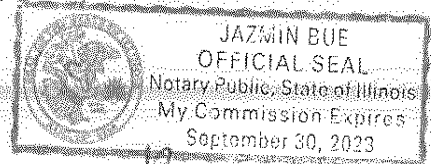
**NOTARY VERIFICATION SECTION:**

STATE OF <u>IL</u>	DATE NOTARIZED: <u>7/6/2023</u>
COUNTY OF <u>DuPage</u>	

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.

PRINT NOTARY NAME: <u>Jazmin Bue</u>	SIGNATURE OF NOTARY: <i>Jazmin Bue</i>
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**AFFIX NOTARY STAMP BELOW:**



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## EXHIBIT A- LEGAL DESCRIPTION

LOT 26 AND LOT 27 (EXCEPT THE EAST 9 FEET THEREOF) IN BLOCK 7 IN ARTHUR DUNAS FIRST SOUTHSORE ADDITION, A SUBDIVISION OF BLOCKS 7 AND 8 (TOGETHER WITH VACATED PORTION OF ALLEYS) IN CALUMET TRUST'S SUBDIVISION NO. 2, A SUBDIVISION OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 12, TOWNSHIP 27 NORTH, RANGE 14, EAST OF THE THRID PRICNIAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 6, 1929, AS DOCUMENT 10331562, IN COOK COUNTY, ILLINOIS.

Property Address: 2447 East 99<sup>th</sup> Street  
Chicago, IL 60617

Property Index Number(PIN): 26-07-144-044-0000

Property of Cook County Clerk's Office