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Karen A. Yarbrough
Cook County Clerk
Date: 08/15/2023 01:49 PM Pg: 1 of 3

**Transfer on Death
Instrument
(BENEFICIARY DEED)**

pursuant to the
**Real Property Transfer on Death
Instrument Act
(755 ILCS 27)**

**WHEN RECORDED RETURN TO:
CONSUELLA L. DUPLESSIS
8238 S. PERRY AVE
CHICAGO, IL 60620**

**PREPARED BY:
David E. Trice, Attorney at Law
9723 S. Western Ave.,
Chicago, IL 60643**

(Above Space for Recorder's Use Only)

I, **CONSUELLA L. DUPLESSIS**, a WIDOWED, AND NOT SINCE REMARRIED, FEMALE, RESIDENT OF **CHICAGO**, DOMICILED IN **COOK COUNTY, IL**, AND BORN **March 16, 1955**, declare this document to be my Transfer on Death Instrument, hereinafter referred to as a Beneficiary Deed, revoking all Beneficiary Deeds prepared, executed and recorded regarding the Subject Property described below. This document is to be interpreted, governed and construed under the laws of the State of Illinois.:

- 1) I am the OWNER of the Subject Property
 - a) located at and commonly known as: **8238 S. PERRY AVE, CHICAGO, COOK COUNTY, IL 60620.**
 - b) PIN: **20-33-226-028-0000**
 - c) legally described as: **LOT 13 IN BLOCK 4 IN MCINTOSH'S BROTHER'S LA SALLE STREET SUBDIVISION IN THE EAST HALF (1/2) OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 20, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**
- 2) The Subject Property is REAL PROPERTY as defined under the Real Property Transfer on Death Instrument Act, in that it is an interest in realty located in this State capable of being transferred on the death of the owner.
- 3) Under this Beneficiary Deed, I am naming the person or persons to be my designated beneficiary. Furthermore, upon my death, I am transferring the Subject Property with all rights, title and interest to an appropriate beneficiary in accordance with the Real Property Transfer on Death Instrument Act and the following provisions:
 - a) References to a person in this Beneficiary Deed have the same meaning as a person as defined under the Real Property Transfer on Death Instrument Act.
 - b) I may name one designated beneficiary to receive the Subject Property or I may name multiple beneficiaries to receive the property.
 - c) I may designate beneficiaries who are members of a class (e.g., my siblings, my children, my parents, etc.) or I may specifically name multiple beneficiaries that form a related or an unrelated group.
 - d) Unless indicated otherwise, when, in a single devise, I name multiple beneficiaries to receive the Subject Property, the beneficiaries who are entitled to take, must do so in equal shares, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as TENANTS IN COMMON.
 - e) Priority and division of Designated Beneficiaries:
 - i) Level 1: My "FIRST" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of my death.

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- ii) Level 2: My "SECOND" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of a lapse of the devise to all First Designated Beneficiaries.
 - iii) Level 3: My "THIRD" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of a lapse of the devise to all First Designated Beneficiaries and all Second Designated Beneficiaries.
- f) References to a beneficiary living or surviving me means the beneficiary is then living or in existence on the 8th day after the date of my death.
 - g) A beneficiary may disclaim all or part of the beneficiary's interest. If a beneficiary disclaims such interest, the beneficiary is deemed to have predeceased the owner(s) of the subject property and shall vest according to the instrument's provisions, as if the disclaiming beneficiary or beneficiaries had died.
 - h) Wherever used in this Beneficiary Deed and the context so requires, the masculine includes the feminine and the singular includes the plural, and vice versa.
 - i) Unless otherwise indicated, if a particular designated beneficiary from one of the respective beneficiary levels fails to survive me, the surviving members of that level, who are then living at the time of my death, shall take the share or shares which the deceased member(s) would have taken if the deceased member(s) survived me. In the case where a designated beneficiary fails to survive me, unless I specify that a designated beneficiary shall take the Subject Property, per stirpes, even when a deceased member of the group is a descendant of mine, the transfer to the deceased designated beneficiary shall lapse.
- 4) MY FIRST DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **IN UNEQUAL SHARES, TO THE FOLLOWING BENEFICIARIES: 40% TO MY FRIEND, CECELIA MC MURRY, BORN FEBRUARY 3, 1958; 30% TO MY FRIEND, ADELE DUPLESSIS, BORN FEBRUARY 3, 1962; 10% TO MY NIECE, DENISE DUPLESSIS, BORN JULY 2, 1958; 10% TO MY FRIEND, DIONNE ROCKWELL; 10% TO MY FRIEND, MELANIE GIVENS; IF ANY BENEFICIARY DOES NOT SURVIVE ME, THE SHARE HE OR SHE WOULD HAVE RECEIVED SHALL PASS PROPORTIONATELY TO THE SURVIVING BENEFICIARIES.**
- 5) MY SECOND DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **NO DESIGNATION MADE**
- 6) MY THIRD DESIGNATED BENEFICIARY OR BENEFICIARIES:
- a) **NO DESIGNATION MADE**

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<p>I, CONSUELLA L. DUPLESSIS, having attained the age of 18 years and having the capacity required to make a valid Illinois will, execute this Beneficiary Deed pursuant to the Real Property Transfer on Death Instrument Act.</p>		
<p>Dated: August 13, 2023</p> <p><input checked="" type="checkbox"/> <i>Consuella L. Duplessis</i> CONSUELLA L. DUPLESSIS, OWNER</p>	<p>Dated: August 13, 2023</p> <p>EXEMPT UNDER PROVISIONS OF REAL ESTATE TRANSFER LAW 35 ILCS 200/31-45 (d) and (e).</p> <p><input checked="" type="checkbox"/> <i>Consuella L. Duplessis</i> CONSUELLA L. DUPLESSIS, OWNER</p>	
<p>Witness Statement - On the date CONSUELLA L. DUPLESSIS, signed and executed the foregoing Beneficiary Deed, each of the undersigned witnesses below signed this instrument in the presence of a notary public; the owner, CONSUELLA L. DUPLESSIS; and each other; and each of the respective witnesses, who have attained the age of 18, attest to the following:</p> <p>(1) CONSUELLA L. DUPLESSIS is known to me to be the same person who signed and executed the foregoing Beneficiary Deed.</p> <p>(2) CONSUELLA L. DUPLESSIS signed and executed this instrument in the presence of the witnesses subscribed below and a notary public.</p> <p>(3) CONSUELLA L. DUPLESSIS signed and executed this instrument as a free and voluntary act and I believe CONSUELLA L. DUPLESSIS to be of sound mind and memory.</p>		
<p>Witness Name and Residence (PRINT)</p>	<p>Witness Signature</p>	<p>Date</p>
<p>Witness 1: JEAN WILBORN 8239 S. PERRY AVE CHICAGO, IL 60620</p>	<p>I certify the truthfulness of the Witness Statement above:</p> <p><input checked="" type="checkbox"/> <i>Jeane Wilborn</i></p>	<p>8/13/2023</p>
<p>Witness 2: JULIE WILBORN 8239 S. PERRY AVE CHICAGO, IL 60620</p>	<p>I certify the truthfulness of the Witness Statement above:</p> <p><input checked="" type="checkbox"/> <i>Julie Wilborn</i></p>	<p>8/13/2023</p>
<p>State of ILLINOIS County of COOK</p> <p>I, CERTIFY THAT, the witnesses, JEAN WILBORN, WITNESS 1; and JULIE WILBORN, WITNESS 2; and the OWNER of the Subject Property, CONSUELLA L. DUPLESSIS, appeared before me and each are known to me to be the individuals who respectively signed this instrument, and acknowledged that each signed the same as his or her free and voluntary act. GIVEN under my hand and official seal this 13th day of August 2023.</p>		
<p><input checked="" type="checkbox"/> <i>David E. Trice</i> Notary Public: DAVID E. TRICE</p>	<p>(Seal)</p> <div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>OFFICIAL SEAL DAVID E TRICE NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/3/2025</p> </div>	
<p>This instrument was drafted and prepared by: David E. Trice, Attorney at Law 9723 S. Western Ave., Chicago, IL 60643 773 233 3303 OFFICE 773 233 3330 FAX www.tricelaw.com</p> <p>This instrument was drawn without title examination, using description provided by the owner.</p>	<p>Mail future tax bills to:</p> <p>CONSUELLA L. DUPLESSIS 8238 S. PERRY AVE CHICAGO, IL 60620</p>	