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PREPARER'S NAME & INFORMATION

THE LAW OFFICES OF MARIO A. REED  
625 EAST 170TH STREET, UNIT 2 EAST  
SOUTH HOLLAND, ILLINOIS 60473



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

GRANTEE/MAIL SUBSEQUENT TAX BILL TO:

MELVIN D. FLEMING JR. & PHYLLIS MCCURRY

5745 S. MAY STREET  
CHICAGO, ILLINOIS 60621

**NOTICE OF DEATH AFFIDAVIT & ACCEPTANCE OF TRANSFER ON DEATH INSTRUMENT (TODI) DEED**

NOW COMES THE GRANTOR - THE ESTATE OF ADLEAN FLEMING

5746 S. MAY STREET

CHICAGO, ILLINOIS 60621 | LAKE TWP

PURSUANT TO §755 ILCS 27/75. Sec. 75. Notice of death affidavit, the UNDERSIGNED BENEFICIARY & GRANTEE, having been duly sworn and under oath, does now state the following. That ADLEAN FLEMING, died on June 6th, 2023 (AS CONFIRMED VIA THE ATTACHED DEATH CERTIFICATE), as a resident of COOK COUNTY, ILLINOIS and as the OWNER of the PROPERTY IDENTIFICATION NUMBER:

**20-17-216-017-0000**

AND THE LEGAL DESCRIPTION OF:

**SEE ATTACHED LEGAL DESCRIPTION**

AND THE COMMON ADDRESS OF:

**5746 S. MAY STREET**

**CHICAGO, ILLINOIS 60621**

**NOTICE OF DEATH AFFIDAVIT & ACCEPTANCE OF TRANSFER ON DEATH INSTRUMENT (TODI) DEED PAGE 1**



\*2323334017\*

Doc# 2323334017 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/21/2023 02:19 PM PG: 1 OF 4

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## NOTICE OF DEATH AFFIDAVIT & ACCEPTANCE OF TRANSFER ON DEATH INSTRUMENT (TODI) DEED PAGE 2 CONT.

And furthermore, the aforementioned owner, ADLEAN FLEMING, who is now deceased, recorded a TRANSFER ON DEATH INSTRUMENT (TODI) on APRIL 11TH, 2022 with the COOK COUNTY CLERK'S OFFICE as DOCUMENT NUMBER: 2210157022 naming the following BENEFICIARY/GRANTEE as the SUCCESSIVE OWNERS AS JOINT TENANTS of the property referenced above with the stated percentage and share of said property in FEE SIMPLE OWNING A 100% INTEREST:

**GRANTEES – (A) PHYLLIS MCCURRY (AN UNMARRIED WOMAN)**

**(B) MELVIN D. FLEMING JR. (AN UNMARRIED MAN)**

**5745 S. MAY STREET, IN CHICAGO, ILLINOIS 60621**

In witness whereof, the undersigned BENEFICIARY/GRANTEES, MELVIN D. FLEMING JR. & PHYLLIS MCCURRY, AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP do now HEREBY ACCEPT THE TRANSFER OF THE RESIDENTIAL REAL ESTATE UNDER THE TRANSFER ON DEATH INSTRUMENT, this EIGHTEENTH day of AUGUST in the year 2023.

### GRANTEE/BENEFICIARY SIGNATURE SECTION:

I, MELVIN D. FLEMING JR. & PHYLLISS MCCURRY, all claiming our 100% INTEREST in the property located at 5746 S. MAY STREET, IN CHICAGO, ILLINOIS 60621 do now hereby swear and affirm that I have executed this NOTICE OF DEATH AFFIDAVIT & TRANSFER ON DEATH INSTRUMENT (TODI) DEED under MY own free will and volition without any undue coercion, and do now also accept full responsibility for the aforementioned property, including but not limited to all PROPERTY TAXES and any and all other encumbrances associated with the property as of today's date, FRIDAY, AUGUST 18TH, 2023.

SIGNED AND SWORN TO BY:

Phyllis Mccurry

NAMED BENEFICIARY 1 – BENEFICIARY OF DECEDENT

Melvin D Fleming Jr

NAMED BENEFICIARY 4 – BENEFICIARY OF DECEDENT

MELVIN D. FLEMING JR. - 5746

8-18-23

DATE SIGNED ABOVE:

8-18-23

DATE SIGNED ABOVE:

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NOTICE OF DEATH AFFIDAVIT & ACCEPTANCE OF TRANSFER ON DEATH INSTRUMENT (TODI) DEED PAGE 3 CONT.

NOTARY PUBLIC SECTION

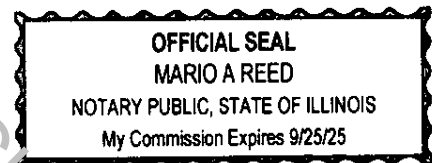


THE LAW OFFICES OF  
**MARIO A. REED**  
*The Education Esquire*

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK    )

I, ATTORNEY MARIO A. REED, a Notary Public in the State of Illinois while in the County of Cook, DO HEREBY CERTIFY THAT MS. PHYLLIS D. MCCURRY & MR. MELVIN D. FLEMING JR. executed the foregoing document on THE ABOVE DATE, and is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and did appear before me on this day and swore on oath to the above foregoing affidavit.

NOTARY STAMP BELOW:



  
\_\_\_\_\_  
Notary Public – Mario A. Reed, Esq.

Property of Cook County Clerk's Office

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NOTICE OF DEATH AFFIDAVIT &amp; ACCEPTANCE OF TRANSFER ON DEATH INSTRUMENT (TODI) DEED PAGE 4 CONT.

**ATTACHED LEGAL DESCRIPTION**

LOT THIRTY-ONE (31) IN B.F. JACOB'S  
RESUBDIVISION OF BLOCK ONE (1) IN  
MCCARTHY'S SUBDIVISION OF THE OF  
THE WEST HALF (1/2) OF SOUTH WEST  
QUARTER (1/4) OF NORTHEAST QUARTER  
(1/4) OF SECTION SEVENTEEN (17)  
TOWNSHIP THIRTY-EIGHT (38) NORTH  
RANGE FOURTEEN (14) EAST OF THE  
THIRD PRINCIPAL MERIDIAN IN COOK  
COUNTY, ILLINOIS (EXCEPT RIGHT OF  
WAY IF CHICAGO ST. LOUIS &  
PITTSBURGH R.R.) IN COOK COUNTY,  
ILLINOIS.