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2323334020

PREPARER'S NAME & INFORMATION

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

Doc# 2323334020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

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



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

GRANTEE/MAIL SUBSEQUENT TAX BILL TO:

PHYLLIS, VALERIE & SHIRLEY MCCURRY
10936 S. NORMAL AVENUE
CHICAGO, ILLINOIS 60628

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

NOW COMES THE GRANTOR – THE ESTATE OF ADLEAN FLEMING
5745 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:

20-17-216-020-0000

AND THE LEGAL DESCRIPTION OF:

SEE ATTACHED LEGAL DESCRIPTION

AND THE COMMON ADDRESS OF:

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

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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: 2210157023 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) VALERIE MCCURRY (A MARRIED WOMAN)

(C) SHIRLEY MCCURRY (AN UNMARRIED WOMAN)

5742 S. MAY STREET, IN CHICAGO, ILLINOIS 60621

In witness whereof, the undersigned BENEFICIARY/GRANTEES, PHYLLIS, VALERIE & SHIRLEY 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, PHYLLIS MCCURRY, VALERIE MCCURRY & SHIRLEY MCCURRY, all claiming our 100% INTEREST in the property located at 5745 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 D. McCurry PH

8-18-23

NAMED BENEFICIARY 1 – BENEFICIARY OF DECEDENT

DATE SIGNED ABOVE:

Phyllis McCurry - UNMARRIED - 5745 S MAY ST

8-18-23

NAMED BENEFICIARY 2 – BENEFICIARY OF DECEDENT

DATE SIGNED ABOVE:

Valerie McCurry - MARRIED

8-18-23

NAMED BENEFICIARY 3 – BENEFICIARY OF DECEDENT

DATE SIGNED ABOVE:

Shirley McCurry - UNMARRIED

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

NOTARY PUBLIC SECTION

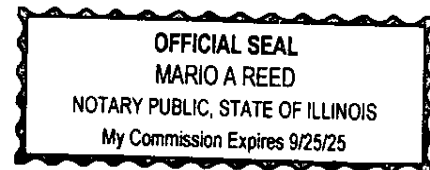


THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

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, MS. VALERIE MCCURRY, AND MS. SHIRLEY MCCURRY, 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 & ACCEPTANCE OF TRANSFER ON DEATH INSTRUMENT (TODI) DEED PAGE 4 CONT.

ATTACHED LEGAL DESCRIPTION

LOT SIXTEEN (16) IN JOHN FLAHERTYS
RESUBDIVISION OF LOTS ONE (1) TO
TWELVE (12) IN BLOCK TWO (2) IN
MCCARTHY'S SUBDIVISION OF 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.