

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

(ILLINOIS)

Doc#: 2326913111 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2023 10:50 AM Pg: 1 of 2

I, CECIL L. COLEMAN, Owner, of 18541 John Avenue, Country Club Hills, County of Cook, and State of Illinois, being of sound mind and disposing memory, do hereby make and publish this Transfer on Death Instrument stating as follows:

That I am the sole owner of residential real estate under a duly recorded Special Warranty Deed dated June 22, 2021 and recorded July 21, 2021 as document number 2120218076 in County of Cook, State of Illinois. The residential real estate is legally described as follows:

LOT 59 IN J.E. MERRISON'S COUNTRY CLUB HILLS SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1957 AS DOCUMENT 16-981622, IN COOK COUNTY, ILLINOIS.

Property Index Number: 31-03-109-001-0000

Property Address: 18541 John Avenue, Country Club Hills, Illinois 60478

Exempt under the provisions of Paragraph E, Section 4, Real Estate transfer Tax Act.

9/22/23
Date

[Signature]
Representative

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument: as such, this transfer does not become effective until and at the time of my death. I hereby waive and release all rights under the homestead laws of the State of Illinois.

That upon my death, I hereby convey and transfer the residential property listed above to Darius Martin of 3226 Kinne Road, Robbins, Illinois. In the event that Darius Martin predeceases the owner then Ronda Martin of 3226 Kinne Road, Robbins, Illinois is named contingent beneficiary. In the event that Ronda Martin also predeceases the owner then Devin Coleman of 18541 John Avenue, Country Club Hills, Illinois is named contingent beneficiary.

I, the sole owner hereby swear and affirm that the foregoing wishes were made as my free and voluntary act for the purposes set forth.

DATED this 22nd day of September, 2023

[Signature] (SEAL)
CECIL L. COLEMAN, Owner

