## 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 A renue, 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 scie 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. MERRICN'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 THIPD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1957 AS DOCUMENT 16-981622, IN COOK COUNTY, ILLINOIS.

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

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

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

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

(SEAL)

CECIL L. COLEMAN, Owner

2326913111 Page: 2 of 2

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## **WITNESSES**

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owners request and in the Owners presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Owner to be of sound mind and memory at the time of signing.

WITNESSES

Jennifer Leftle

Jennifer Leftle

Stott Ladewig

State of Illinois

) SS.

ADRESSESS

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CECIL L. COLEMAN, Owner of the above premises are personally known to me or presented satisfactory evidence of identification in the form of an Driver's License or State of to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of September, 2023

Commission expires 9/3/

County of Cook

NOTARY PUBLIC

This instrument was prepared by and mail to: Aaron D. Basch Ladewig & Basch, P.C. 5600 West 127th Street Crestwood, Illinois 60418 OFFICIAL SEAL
AARON BASCH
NOTARY PUBLIC, STATE OF ILL INOIS
MY COMMISSION EXPIRES 09/03/2026