

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY/MAIL TO:



RUTH GARDNER  
7945 PAXTON AVE  
CHGO., IL 60617

Doc# 2327729030 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2023 12:28 PM PG: 1 OF 2

NAME & ADDRESS OF PROPERTY OWNER:

RUTH GARDNER  
7945 PAXTON AVE  
CHGO IL 60617-1032

## ILLINOIS REAL PROPERTY TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ILCS 27/1 ET SEQ.

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a TODI), which was completed and signed before a notary public on the following date: July 19, 2023, by the property owner or owners, whose name(s) is/are: RUTH GARDNER, and currently live(s) at the street address of: 7945 PAXTON AVE in the City of: CHGO and County of: COOK, in the State of: IL with a zip code of: 60617, while being of sound mind and disposing memory, do/does now hereby make(s), declare(s) and publishes this TODI, stating and attesting to the following: That the above-referenced property owner(s), is/are, the SOLE owner(s) of the real property, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on the date of: 1-17-1994 as document number: 94137036 with the proper County Agency in the County of: COOK in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property:

LEGAL DESCRIPTION: CHECK WHICH APPLIES -  WRITTEN BELOW or  SEE ATTACHED

NORTH 16.33ft of lot 23 and the NORTH 17 feet of lot 22 in block 73 RICHARDSON Subdivision of the NORTHEAST one fourth of section 36 township 38 North RANGE 14, EAST of 20 the third principle meridian, in Cook County, IL  
PROPERTY INDEX NUMBER(PIN): 20-36-204-017-020-020

COMMONLY REFERRED TO ADDRESS: 7945 S PAXTON AVENUE  
CHICAGO, IL 60617

Finally, the owner(s), while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do(es) now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** on the following page in the specified **TENANCY TYPE** if multiple **BENEFICIARIES**.

S 1  
P 2  
S 1  
M 1  
SC 1  
E 1

SPECIAL NOTICE: This form is provided compliments of COOK COUNTY CLERK KAREN A. YARBROUGH, and DOES NOT CONSTITUTE LEGAL ADVICE. Furthermore, it is provided WITHOUT any TITLE EXAMINATION or REVIEW of your individual estate plan. PLEASE CONTACT AN ATTORNEY OR LICENSED ESTATE PLANNING PROFESSIONAL if you have additional questions, comments or concerns regarding how to complete this form. COOK COUNTY CLERK'S OFFICE STAFF MAY NOT assist you with the preparation of this, or any legal document.

*[Handwritten signature]*

# UNOFFICIAL COPY

**TRANSFER ON DEATH INSTRUMENT – PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA, PROPERTY TAX CODE)**

As referenced on the foregoing page, the aforementioned OWNER(S) does now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, or last to die of the OWNERS, the above-described real property to the named BENEFICIARY or BENEFICIARIES in the specified TENANCY TYPE if multiple BENEFICIARIES are listed. Additionally, in the event the BENEFICIARY or BENEFICIARIES pre-decease the OWNER or OWNERS, the following CONTINGENCY BENEFICIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE:

BENEFICIARY (A)	BENEFICIARY (B)	BENEFICIARY (C)	BENEFICIARY (D)
<u>EDWARD GARDNER</u>	<u>DONALD GARDNER</u>	<u>HENRIETTA BATTLE</u>	<u>Ervin GARDNER</u>

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names of the desired additional BENEFICIARIES. Also, if there are multiple beneficiaries, the OWNER(S) desire(s) receive the transfer, it should be BENEFICIARIES IN THE FOLLOWING TENANCY TYPE:

CHOOSE ONE (ONLY):  JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP -OR-  TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP

In the event all of the above-referenced BENEFICIARIES pre-decease the owner/owners, the following CONTINGENCY BENEFICIARIES shall replace them:

CONTINGENCY BENEFICIARY (A)	CONTINGENCY BENEFICIARY (B)	CONTINGENCY BENEFICIARY (C)	CONTINGENCY BENEFICIARY (D)
<u>DONALD GARDNER JR</u>	<u>ELIAS GARDNER</u>	<u>CLARISSA GARDNER</u>	<u>Keila GARDNER</u>

I, or we, the SOLE OWNER(S) hereby swear and affirm that the foregoing wishes were made as my/our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): RUTH GARDNER PRINT OWNER NAME (B): \_\_\_\_\_  
SIGNATURE OF OWNER (A): Ruth Gardner SIGNATURE OF OWNER (B): \_\_\_\_\_  
DATE SIGNED BEFORE NOTARY: 07/19/2023 DATE SIGNED BEFORE NOTARY: \_\_\_\_\_

**WITNESS DECLARATION – THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND A NOTARY PUBLIC:**

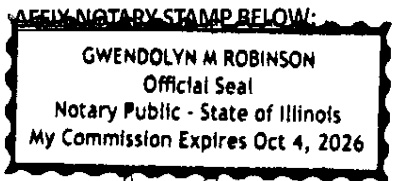
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner(s) as her, his, or their voluntary TODI in our presence, at the request of her, him or them, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner or owners, was or were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

PRINT WITNESS NAME (A): Minnie Welch PRINT WITNESS NAME (B): DEBORA SANDERS  
SIGNATURE OF WITNESS (A): Minnie Welch SIGNATURE OF WITNESS (B): Debra Sanders  
DATE SIGNED BEFORE NOTARY: 07/19/2023 DATE SIGNED BEFORE NOTARY: 07/19/2023

**NOTARY VERIFICATION SECTION:**

STATE OF Illinois )  
)SS  
COUNTY OF COOK )  
DATE NOTARIZED: 07/19/2023

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner or owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.



PRINT NOTARY NAME: Gwendolyn M. Robinson SIGNATURE OF NOTARY: Gwendolyn M. Robinson