

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY/MAIL TO:

Mildred Anderson  
1159 W. 123rd St  
Calumet Park IL 60827



Doc# 2329934047 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/26/2023 01:57 PM PG: 1 OF 3

**NAME & ADDRESS OF PROPERTY OWNER:**

Mildred Anderson  
Calumet Park IL 60827  
1159 W. 123rd St.

**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 page.

by the property owner or owners, whose name(s) is/are: Mildred Anderson

and currently live(s) at the street address of: 1159 West 123rd St

in the City of: Calumet Park

and County of: Cook, in the State of: Illinois

with a zip code of: 60827, 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 estate, under a duly recorded DEED or other CONVEYANCE. Furthermore, this TODI is intended to transfer the following real property:

LEGAL DESCRIPTION: CHECK WHICH APPLIES -  WRITTEN BELOW - 0 -  SEE ATTACHED

See Attachment

PROPERTY INDEX NUMBER(PIN): 25-29-400-001-0000

COMMONLY REFERRED TO ADDRESS: 1159 West 123rd St.  
Calumet Park IL 60627

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**.

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.  
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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO 935 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)
Sonja Roland			
149 14 Champlain			
Dolton IL 60419			

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names and addresses 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)
Justin Williams			
149 14 Champlain			
Dolton IL 60419			

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): Mildred Anderson PRINT OWNER NAME (B): N/A  
 SIGNATURE OF OWNER (A): Mildred Anderson SIGNATURE OF OWNER (B): N/A  
 DATE SIGNED BEFORE NOTARY: 10/26/2023 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): Shirley A. Reynolds PRINT WITNESS NAME (B): Veria Graham  
 SIGNATURE OF WITNESS (A): Shirley A. Reynolds SIGNATURE OF WITNESS (B): Veria Graham  
 DATE SIGNED BEFORE NOTARY: 10/26/2023 DATE SIGNED BEFORE NOTARY: 10/26/2023

**NOTARY VERIFICATION SECTION:**

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK )  
 )  
 DATE NOTARIZED: 10/26/2023

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.

**AFFIX NOTARY STAMP BELOW:**  
 J MORALEZ  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: 09/02/2026

PRINT NOTARY NAME: J. MORALEZ SIGNATURE OF NOTARY: J. Moralez

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## Legal Description

*Schedule A*

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF RIVERDALE, COUNTY OF COOK, AND STATE OF ILLINOIS, TO WIT:

LOT 10 IN BLOCK 4, IN KAISER AND COMPANY'S FAIRLAND SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS 1159 WEST 123RD STREET, COLUMOT PARK, IL 60643

TAX ID #. 25 29-400-001-0000

BY FEE SIMPLE DEED FROM STANDARD BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, DULY RECORDED AND DELIVERED TO SAID BANK IN PURAUANCE OF A TRUST AGREEMENT DATED THE 13TH DAY OF APRIL 1987 AND KNOWN AS TURST NUMBER 11057 AS SET FORTH IN INSTRUMENT NO. 94631890 AND RECORDED ON 7/19/1994, COOK COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.



**U36995790-020P17**

MORTGAGE

LOAN# 002004088183

US Recordings

VT# 2102779, ANDERSON, MILDRED