

THIS INSTRUMENT WAS PREPARED/MAIL TO:

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/12/2023 11:13 AM PG: 1 OF 3

NAME & ADDRESS OF PROPERTY OWNER:

SAM & GERALDINE WASHINGTON  
12620 LINCOLN ST  
CALUMET PARK IL 60827

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

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a TODI), which was completed and signed before a notary public on the following date:

by the property owner or owners, whose name(s) is/are: SAM & GERALDINE WASHINGTON, and currently live(s) at the street address of: 12620 LINCOLN 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 INSTRUMENT which was recorded on the date of: 2-10-03 as document number: 0030196730 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 - c -  SEE ATTACHED

PROPERTY INDEX NUMBER(PIN): 25-30-417-060-0000  
COMMONLY REFERRED TO ADDRESS: 12620 LINCOLN ST  
CALUMET PARK IL 60827

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.

COOK COUNTY CLERK  
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DEC 13 2023

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO 535 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>ERIC WASHINGTON</u>	<u>STEVEN WASHINGTON</u>		
<u>12620 Lincoln St</u>	<u>15436 Ingle side</u>		
<u>CHAMMET PARK #60827</u>	<u>DOLTON IL 60419</u>		

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)
<u>COURTNEY WASHINGTON</u>			
<u>2119 W. 135th St</u>			
<u>Blue ISLAND IL 60406</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): SAM WASHINGTON PRINT OWNER NAME (B): GERALDINE WASHINGTON  
SIGNATURE OF OWNER (A): [Signature] SIGNATURE OF OWNER (B): [Signature]  
DATE SIGNED BEFORE NOTARY: 12-7-23 DATE SIGNED BEFORE NOTARY: 12-7-23

**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.

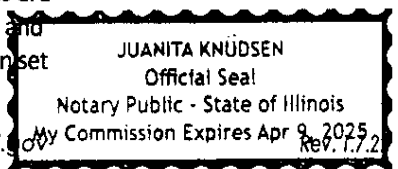
PRINT WITNESS NAME (A): Kimberly Brown PRINT WITNESS NAME (B): Winthrop Batten  
SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): [Signature]  
DATE SIGNED BEFORE NOTARY: 12/07-23 DATE SIGNED BEFORE NOTARY: 12-07-2023

**NOTARY VERIFICATION SECTION:**

STATE OF Illinois DATE NOTARIZED: December 7, 2023  
COUNTY OF Cook )  
 ) SS

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:**



**UNOFFICIAL COPY**

PRINT NOTARY NAME:

Juanita Knudsen

SIGNATURE OF NOTARY:

Juanita Knudsen

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
RECORDING DIVISION  
110 N CLARKE STREET ROOM 1200  
CHICAGO, IL 60602-2137