

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**

Attorney Durman Z. Jackson, III

18753 May Avenue

Homewood, IL. 60430

**NAME & ADDRESS OF PROPERTY OWNER:**

Randy Berryhill and Zina C. Berryhill

12759 South Paulina Street

Calumet Park, IL. 60827



Doc# 2400815002 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/08/2024 09:59 AM PG: 1 OF 3

**ILLINOIS RESIDENTIAL 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: December 31, 2023, by the property owner or owners, whose name is or are: Randy Berryhill and Zina C. Berryhill, his wife and currently live at the street address of: 12759 South Paulina Street 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 now hereby make, declare and publish this TODI, stating and attesting to the following. That the above-referenced property owner or owners, is or are, the **SOLE** owner(s) of the residential (which must be between 1 - 4 units) real estate, under a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was recorded on the date of: October 3, 1994 as document number: 94853911 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

**PROPERTY IDENTIFICATION NUMBER(PIN):** 2 5 - 3 1 - 2 2 1 - 0 1 7 - 1 0 1 2

**COMMONLY REFERRED TO ADDRESS:** 12759 South Paulina Street  
Calumet Park, IL. 60827

Finally, the owner, or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of IL, do 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 KAREN A. YARBROUGH, COOK COUNTY CLERK and DOES NOT CONSTITUTE LEGAL ADVICE in any way, shape or form. 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, as the 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 § 35 ILCS 200/31-45, PARA. IL REAL ESTATE TRANSFER TAX LAW

As referenced on the foregoing page, the aforementioned **OWNER** or **OWNERS** do 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**:

<b>BENEFICIARY (A)</b>	<b>BENEFICIARY (B)</b>	<b>BENEFICIARY (C)</b>	<b>BENEFICIARY (D)</b>
Randy Berryhill, Jr.	Ramzi Z. Berryhill	Ramus Z. Berryhill	
13301 Galleria PL., Apt. 3214	5354 Traditions Road	12759 South Paulina Street	
Farmers Branch, TX. 75244	Indianapolis, IN. 46235	Calumet Park, IL. 60827	

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** or **OWNER** desires that the transfer be to those **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 either of the above-referenced **BENEFICIARIES** pre-decease the owner, the following **CONTINGENCY BENEFICIARIES** shall replace the decedent:

<b>CONTINGENCY BENEFICIARY (A)</b>	<b>CONTINGENCY BENEFICIARY (B)</b>	<b>CONTINGENCY BENEFICIARY (C)</b>	<b>CONTINGENCY BENEFICIARY (D)</b>

I, or we, the **SOLE OWNERS** hereby swear and affirm that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): Randy Berryhill PRINT OWNER NAME (B): Zina C. Berryhill  
SIGNATURE OF OWNER (A): *Randy Berryhill* SIGNATURE OF OWNER (B): *Zina C. Berryhill*  
DATE SIGNED BEFORE NOTARY: December 31, 2023 DATE SIGNED BEFORE NOTARY: December 31, 2023

**WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND 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 or owners 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): Asalee Byrd PRINT WITNESS NAME (B): Jimnie Byrd  
SIGNATURE OF WITNESS (A): *Asalee Byrd* SIGNATURE OF WITNESS (B): *Jimnie Byrd*  
DATE SIGNED BEFORE NOTARY: December 31, 2023 DATE SIGNED BEFORE NOTARY: December 31, 2023

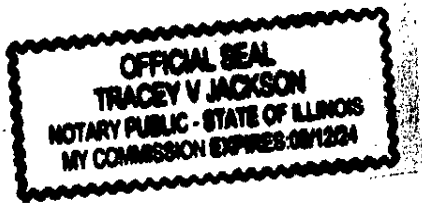
### NOTARY VERIFICATION SECTION:

STATE OF Illinois )  
COUNTY OF Cook ) SS  
DATE NOTARIZED: December 31, 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:**

PRINT NOTARY NAME: Tracey V. Jackson SIGNATURE OF NOTARY: *Tracey V. Jackson*



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## LEGAL DESCRIPTION

12759 South Paulina Street, Calumet Park. IL. 60827

PIN # 25-31-221-017-1012

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UNIT NUMBER 12759 IN SOMERSET CONDOMINIUM AS DELINEATED ON THE FOLLOWING DESCRIBED REAL ESTATE:

VARIOUS LOTS IN SOMERSET SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 12, 1994 AS DOCUMENT 94327677 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office