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THIS INSTRUMENT WAS PREPARED BY/MAIL TO:

Barrington D. Baker, Esq.
5113 S. Harper, Suite 2C
Chicago, IL 60615
(773)796-6640

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/23/2024 09:50 AM PG: 1 OF 3

NAME & ADDRESS OF PROPERTY OWNER:

Fred Wilder, Jr. and Linda Curtis Wilder
14379 Park Avenue
Harvey, IL 60426

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: 1-22-24, by the property owner or owners, whose name(s) is/are: **Fred Wilder Jr. and Linda Curtis Wilder, his wife, as joint tenants and NOT as tenants in common**, and currently live(s) at the the street address of: **14379 Park Ave**, in the City of Harvey, and the County of Cook, in the State of Illinois with a zip code of 60426, while being of sound mind and disposing memory, do/does now hereby make(s), declare(s) and publish 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 of other CONVEYANCE INSTRUMENT which was recorded on the date of **May 29, 1990** as document number **90249314** 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:

LOT 39 IN BLOCK 1 IN STREAMSIDE PARK, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 8 AND THAT PART OF SECTION 9, ALL IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE LITTLE CALUMET RIVER AND WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD IN COOK COUNTY, ILLINOIS

PROPERTY INDEX NUMBER(PIN): 29-09-104-039-0000

COMMONLY REFERRED TO ADDRESS: 14379 Park Avenue, Harvey, Illinois 60426

Finally, the owner(s), while also being of competent mind and capacity, while waiving 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 **OWNERS**, the above-described real property to the named **BENEFICIARY or BENEFICIARIES** on the following page in the specified **TENANCY TYPE** if multiple **BENEFICIARIES**.

TRANSFER ON DEATH INSTRUMENT (THIS INSTRUMENT IS EXEMPT PURSUANT TO 35 ILCS 200/35-45, PARA, PROPERTY TAX CODE)

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As referenced on the forgoing 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 CONTINGENT BENEFICIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE:

BENEFICIARY (A) BENEFICIARY(B) BENEFICIARY(C) BENEFICIARY(D)
Jovon Demetric Curtis
2983 E. Megan Street
Gilbert, AZ 85295

TENANCY TYPE: TEE SIMPLE

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

CONTINGENCY CONTINGENCY CONTINGENCY CONTINGENCY
BENEFICIARY(A) BENEFICIARY(B) BENEFICIARY(C) BENEFICIARY(D)

NONE

TENANCY TYPE:

I, or we, the OWNER(S) as Joint Tenants with the Right of Survivorship and NOT as Tenants in Common, hereby swear and affirm that the foregoing wishes were made as my/our free and voluntary act for the purposes set forth.

PRINT OWNERS NAME(A): Fred Wilder, Jr.

SIGNATURE OF OWNER(A): *Fred Wilder Jr.*

DATE SIGNED BEFORE NOTARY: Fred Wilder Jr.

PRINT OWNERS NAME(B): Linda Curtis Wilder

SIGNATURE OF OWNER(B): *Linda Curtis Wilder*

DATE SIGNED BEFORE NOTARY: Linda Curtis Wilder

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 witness, hereby certify that the forgoing 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 of 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

