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PREPARED BY:

Kaufman Legal Group, Ltd.
4415 Harrison St – Ste 234
Hillside, IL 60162

Doc#: 2403613054 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/05/2024 09:37 AM Pg: 1 of 2

NAME & ADDRESS OF PROPERTY OWNER:

Bobby J. Nettles
1228 N. Hillside Avenue
Berkeley, Illinois 60163

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: January 30, 2024, by the property owner or owners, whose name(s) is or are: BOBBY J. NETTLES, and currently live(s) at the street address of: 1228 N. Hillside Avenue in the City of: Berkeley, and County of: COOK, in the State of: Illinois with a zip code of: 60163, while being of sound mind and disposing memory, do/does now hereby make(s), declare(s) and publish(es) this TODI, stating and attesting to the following: That the above-referenced property owner(s), is or 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: 12/02/2010 as document number: 1033616054 with the proper County Agency in the County of: COOK in the State of Illinois. Furthermore, this TODI is intended to transfer the following property:

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

LOT 24 IN BLOCK 2 IN VENDLEY & CO'S BERKELEY GARDENS, BEING A SUBDIVISION OF PART OF THE
NORTHEAST 1/4 LYING NORTH OF CENTER LINE OF ST. CHARLES ROAD OF SECTION 7, TOWNSHIP 39 NORTH,
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY IDENTIFICATION NUMBER (PIN): 1 5 - 0 7 - 2 0 3 - 0 2 4 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS:

1228 N. Hillside Avenue
Berkeley, Illinois 60163

Finally, the owner or owners, while also being competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do now hereby **CONVEY** and **TRANSFER**, effective upon the death of the 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**.

The **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** predecease 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 (D)	BENEFICIARY (D)
ARIONNE A. NETTLES			
10341 S Rhodes Ave	N/A	N/A	N/A
Chicago, IL 60628			

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(EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA, ILLINOIS REAL ESTATE TRANSFER TAX LAW)

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 **OWNERS** desire(s) that the transfer be to those **BENEFICIARIES IN THE FOLLOWING TENANCY TYPE**:

CHOOSE ONE (ONLY): **JOINT TENANTS** - OR - **TENANTS IN COMMON**

In the event all of the above-referenced **BENEFICIARIES** predecease the **OWNER** or **OWNERS**, the following **CONTINGENT BENEFICIARIES** shall replace them:

<u>CONTINGENT BENEFICIARY (A)</u>	<u>CONTINGENT BENEFICIARY (B)</u>	<u>CONTINGENT BENEFICIARY (C)</u>	<u>CONTINGENT BENEFICIARY (D)</u>
VERONICA CAMPBELL 20 Kingsridge Dr. Mount Vernon, IL 62864	LARRY NETTLES 13033 S. Eberhart Ave Chicago, IL 60827	CLARA NETTLES 133 W. 116th St. Chicago, IL 60628	N/A

I, or we, the **SOLE OWNER(S)** 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): BOBBY J. NETTLES PRINT OWNER NAME (B): N/A

SIGNATURE OF OWNER (A): _____ SIGNATURE OF OWNER (B): _____

DATE SIGNED BEFORE NOTARY: 01/30/2024 DATE SIGNED BEFORE NOTARY: N/A

WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER OR 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 the OWNER(S) voluntary TODI in our presence, at the request of the OWNER(S), 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(S), 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): Brett A. Kaufman PRINT WITNESS NAME (B): Cheryl K. Sheppard

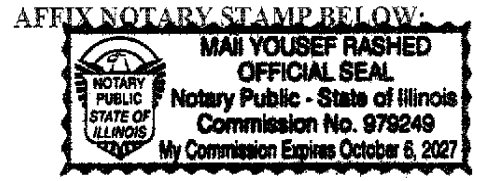
SIGNATURE OF WITNESS (A): _____ SIGNATURE OF WITNESS (B): _____

DATE SIGNED BEFORE NOTARY: 01/30/2024 DATE SIGNED BEFORE NOTARY: 01/30/2024

NOTARY VERIFICATION

STATE OF ILLINOIS)
COUNTY OF COOK) SS
DATE NOTARIZED: 01/30/2024

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Owner(s) and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day and signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.



PRINT NOTARY NAME: Maii Yousef Rashed SIGNATURE OF NOTARY: _____