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THIS INSTRUMENT WAS PREPARED BY/MAIL TO:

Olivia Royster Jones
1757 N Larrabee
Chicago IL 60614



Doc# 2405822003 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/27/2024 09:49 AM PG: 1 OF 3

NAME & ADDRESS OF PROPERTY OWNER:

Olivia Royster Jones
1757 N Larrabee
Chicago IL 60614

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: Olivia Royster Jones

and currently live(s) at the street address of: 1757 N Larrabee

in the City of: Chicago

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

with a zip code of: 60614, 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 - or - SEE ATTACHED

PROPERTY INDEX NUMBER(PIN): 14 33 304 062 1033

COMMONLY REFERRED TO ADDRESS: 1757 N Larrabee
Chicago IL 60614

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. 2.1.2023

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 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) <u>Irene Royster</u>	BENEFICIARY (B) <u>Tracy Jones</u>	BENEFICIARY (C) <u>Terence Jones Williams</u>	BENEFICIARY (D) _____
<u>Michael Royster</u>	<u>Tess Jones</u>	<u>Tommie L. Jones JR</u>	_____
<u>Jacqueline Royster</u>	<u>Travish Jones</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) _____
_____	_____	_____	_____
_____	_____	_____	_____

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): Olivia Royster Jones PRINT OWNER NAME (B): _____

SIGNATURE OF OWNER (A): [Signature] SIGNATURE OF OWNER (B): _____

DATE SIGNED BEFORE NOTARY: _____ 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): Natalie Perez PRINT WITNESS NAME (B): Jakob Williams

SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): [Signature]

DATE SIGNED BEFORE NOTARY: 2/26/24 DATE SIGNED BEFORE NOTARY: 2/26/24

NOTARY VERIFICATION SECTION:

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

DATE NOTARIZED: 2/26/24

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: Brandi N. Pratt SIGNATURE OF NOTARY: [Signature]

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EXHIBIT A

UNIT 1757 IN WEST PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTH HALF AND THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON MAY 13, 1999 AS DOCUMENT NO. 99466009, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-33-304-062-1033

Address of Real Estate: 1757 North Larrabee, Chicago, Illinois 60614

County of Cook County Clerk's Office