

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 02/27/2024 03:30 PM Pg: 1 of 3

**Transfer on Death  
Instrument  
(BENEFICIARY DEED)  
pursuant to the  
Real Property Transfer on Death  
Instrument Act  
(755 ILCS 27)**

**WHEN RECORDED RETURN TO:  
ROBBIE T SANDERS  
22643 LAWRENCE AVE  
RICHTON PARK, IL 60471**

**PREPARED BY:  
David E. Trice, Attorney at Law  
9723 S. Western Ave.,  
Chicago, IL 60643**

**(Above Space for Recorder's Use Only)**

I, **ROBBIE T SANDERS**, a WIDOWED, AND NOT SINCE REMARRIED, FEMALE, RESIDENT OF RICHTON PARK, DOMICILED IN COOK COUNTY, IL, AND BORN September 03, 1946, declare this document to be my Transfer on Death Instrument, hereinafter referred to as a Beneficiary Deed, revoking all Beneficiary Deeds prepared, executed and recorded regarding the Subject Property described below. This document is to be interpreted, governed and construed under the laws of the State of Illinois.:


- 1) I am the OWNER of the Subject Property
  - a) located at and commonly known as: **20005 CLASSIC LN, OLYMPIA FIELDS, COOK COUNTY, IL 60461.**
  - b) PIN: **31-14-107-004-0000**
  - c) legally described as: **LOT 20 IN TRADITIONS OF OLYMPIA FIELDS PHASE SIX, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2004, AS DOCUMENT NUMBER 0433544019, IN COOK COUNTY, ILLINOIS.**
- 2) The Subject Property is REAL PROPERTY as defined under the Real Property Transfer on Death Instrument Act, in that it is an interest in realty located in this State capable of being transferred on the death of the owner.
- 3) Under this Beneficiary Deed, I am naming the person or persons to be my designated beneficiary. Furthermore, upon my death, I am transferring the Subject Property with all rights, title and interest to an appropriate beneficiary in accordance with the Real Property Transfer on Death Instrument Act and the following provisions:
  - a) References to a person in this Beneficiary Deed have the same meaning as a person as defined under the Real Property Transfer on Death Instrument Act.
  - b) I may name one designated beneficiary to receive the Subject Property or I may name multiple beneficiaries to receive the property.
  - c) I may designate beneficiaries who are members of a class (e.g., my siblings, my children, my parents, etc.) or I may specifically name multiple beneficiaries that form a related or an unrelated group.
  - d) Unless indicated otherwise, when, in a single devise, I name multiple beneficiaries to receive the Subject Property, the beneficiaries who are entitled to take, must do so in equal shares, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as TENANTS IN COMMON.
  - e) Priority and division of Designated Beneficiaries:
    - i) **Level 1: My "FIRST" DESIGNATED BENEFICIARY is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of my death.**

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- ii) **Level 2: My "SECOND" DESIGNATED BENEFICIARY** is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of a lapse of the devise to all First Designated Beneficiaries.
- iii) **Level 3: My "THIRD" DESIGNATED BENEFICIARY** is the person or persons who would have priority of entitlement to receive the Subject Property, in the event of a lapse of the devise to all First Designated Beneficiaries and all Second Designated Beneficiaries.
- f) References to a beneficiary living or surviving me means the beneficiary is then living or in existence on the 8<sup>th</sup> day after the date of my death.
- g) A beneficiary may disclaim all or part of the beneficiary's interest. If a beneficiary disclaims such interest, the beneficiary is deemed to have predeceased the owner(s) of the subject property and shall vest according to the instrument's provisions, as if the disclaiming beneficiary or beneficiaries had died.
- h) Wherever used in this Beneficiary Deed and the context so requires, the masculine includes the feminine and the singular includes the plural, and vice versa.
- i) Unless otherwise indicated, if a particular designated beneficiary from one of the respective beneficiary levels fails to survive me, the surviving members of that level, who are then living at the time of my death, shall take the share or shares which the deceased member(s) would have taken if the deceased member(s) survived me. In the case where a designated beneficiary fails to survive me, unless I specify that a designated beneficiary shall take the Subject Property, per stirpes, even when a deceased member of the group is a descendant of mine, the transfer to the deceased designated beneficiary shall lapse.
- 4) **MY FIRST DESIGNATED BENEFICIARY OR BENEFICIARIES:**
  - a) **MY DAUGHTER, TEJA SANDERS, BORN AUGUST 21, 1982, IF SHE SURVIVES ME.**
- 5) **MY SECOND DESIGNATED BENEFICIARY OR BENEFICIARIES:**
  - a) **IN EQUAL SHARES, TO THE FOLLOWING BENEFICIARIES WHO SURVIVE ME, (TO HOLD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP), NAMELY: MY BROTHER, KENNETH BISHOP, BORN APRIL 27, 1964; MY BROTHER, TIMOTHY VEASY, BORN JANUARY 24, 1954 AND MY BROTHER, CHARLES BISHOP, BORN NOVEMBER 29, 1959.**
- 6) **MY THIRD DESIGNATED BENEFICIARY OR BENEFICIARIES:**
  - a) **NO DESIGNATION MADE**

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I, <b>ROBBIE T SANDERS</b> , having attained the age of 18 years and having the capacity required to make a valid Illinois will, execute this Beneficiary Deed pursuant to the Real Property Transfer on Death Instrument Act.	
Dated: February 20, 2024  <input checked="" type="checkbox"/> <u><i>Robbie T Sanders</i></u> <b>ROBBIE T SANDERS, OWNER</b>	Dated: February 20, 2024 <b>EXEMPT UNDER PROVISIONS OF REAL ESTATE TRANSFER LAW 35 ILCS 200/31-45 (d) and (e).</b>  <input checked="" type="checkbox"/> <u><i>Robbie T Sanders</i></u> <b>ROBBIE T SANDERS, OWNER</b>

<b>Witness Statement</b> - On the date <b>ROBBIE T SANDERS</b> , signed and executed the foregoing Beneficiary Deed, each of the undersigned witnesses below signed this instrument in the presence of a notary public; the owner, <b>ROBBIE T SANDERS</b> ; and each other; and each of the respective witnesses, who have attained the age of 18, attest to the following:		
(1) <b>ROBBIE T SANDERS</b> is known to me to be the same person who signed and executed the foregoing Beneficiary Deed. (2) <b>ROBBIE T SANDERS</b> signed and executed this instrument in the presence of the witnesses subscribed below and a notary public. (3) <b>ROBBIE T SANDERS</b> signed and executed this instrument as a free and voluntary act and I believe <b>ROBBIE T SANDERS</b> to be of sound mind and memory.		
<b>Witness Name and Residence (PRINT)</b>	<b>Witness Signature</b>	<b>Date</b>
Witness 1: <b>YEVETTE MOORE</b> 6513 GRAY HAWK DR MATTESON, IL 60443	I certify the truthfulness of the Witness Statement above. <input checked="" type="checkbox"/> <u><i>Yvette Moore</i></u>	2/20/2024
Witness 2: <b>LAURA ERVING BAILEY</b> 18565 WALNUT AVE COUNTRY CLUB HILLS, IL 60478	I certify the truthfulness of the Witness Statement above. <input checked="" type="checkbox"/> <u><i>Laura Erving Bailey</i></u>	2/20/2024
State of <b>ILLINOIS</b> County of <b>COOK</b> I, CERTIFY THAT, the witnesses, <b>YEVETTE MOORE</b> , WITNESS 1; and <b>LAURA ERVING BAILEY</b> WITNESS 2; and the OWNER of the Subject Property, <b>ROBBIE T SANDERS</b> , appeared before me and each are known to me to be the individuals who respectively signed this instrument, and acknowledged that each signed the same as his or her free and voluntary act. GIVEN under my hand and official seal this 20th day of February 2024.		
<input checked="" type="checkbox"/> <u><i>David E. Trice</i></u> Notary Public: <b>DAVID E. TRICE</b>	(Seal) 	
<b>This instrument was drafted and prepared by:</b> David E. Trice, Attorney at Law 9723 S. Western Ave., Chicago, IL 60643 773 233 3303 OFFICE 773 233 3330 FAX <a href="http://www.tricelaw.com">www.tricelaw.com</a> This instrument was drawn without title examination, using description provided by the owner.	<b>Mail future tax bills to:</b>  <b>ROBBIE T SANDERS</b> 22643 LAWNSDALE AVE RICHTON PARK, IL 60471	