

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED/MAIL TO:

Tom Fleming

Tom & Molly Fleming

2551 N. St. Louis Ave, CHICAGO, IL 60647



Doc# 2406022000 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/29/2024 10:12 AM PG: 1 OF 4

NAME & ADDRESS OF PROPERTY OWNER:

Thomas D Fleming & Molly P Fleming

2551 N Saint Louis Ave

Chicago, IL 60647

## 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: Feb 29, 2024, by the property owner or owners, whose name(s) is/are: Thomas D Fleming, Molly P Fleming, and currently live(s) at the street address of: 2551 N Saint Louis Ave in the City of: Chicago and County of: Cook in the State of: Illinois with a zip code of: 60647, 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 INSTRUMENT which was recorded on the date of: 12/04/1996 as document number: 96918660 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

LOT 41 AND THE SOUTH 1/2 OF LOT 42 IN S.S. KIMBELL'S SUBDIVISION OF THE NORTH 1/2 OF LOT 10 IN KIMBELL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE 20 ACRES IN THE NORTHEAST CORNER THEREOF) IN COOK COUNTY, ILLINOIS

PROPERTY INDEX NUMBER(PIN): 13-26-418-003

COMMONLY REFERRED TO ADDRESS: 2551 N Saint Louis Ave

Chicago, Illinois 60647

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**.

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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.

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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)	BENEFICIARY (B)	BENEFICIARY (C)	BENEFICIARY (D)
John P Fleming	Eleanor C Fleming		
Son	Daughter		
50% Share	50% Share		

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): Thomas D Fleming  
SIGNATURE OF OWNER (A): [Signature]  
DATE SIGNED BEFORE NOTARY: 2/29/24

PRINT OWNER NAME (B): Molly P Fleming  
SIGNATURE OF OWNER (B): [Signature]  
DATE SIGNED BEFORE NOTARY: 2/29/24

**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): Hannah Bryant  
SIGNATURE OF WITNESS (A): [Signature]  
DATE SIGNED BEFORE NOTARY: 2/29/2024

PRINT WITNESS NAME (B): Lois Basil  
SIGNATURE OF WITNESS (B): [Signature]  
DATE SIGNED BEFORE NOTARY: 2/29/2024

**NOTARY VERIFICATION SECTION:**

STATE OF IL  
COUNTY OF Cook

DATE NOTARIZED: 02/29/2024

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:**



See back

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PRINT NOTARY NAME: Courtney E Cop

SIGNATURE OF NOTARY: Courtney E Cop

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COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO IL 60602-1387

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