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PREPARED BY

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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
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PAGE: 1 OF 2

PROPERTY OWNER INFORMATION

MS. STELLA EVANS
7504 S. EMERALD AVENUE
CHICAGO, IL 60620

TRANSFER ON DEATH INSTRUMENT (TODI)

PURSUANT TO §755 ILCS 7/1 ET. SEQ. (ILLINOIS RESIDENTIAL REAL PROPERTY TRANSFER ON DEATH INSTRUMENT)

THIS **TRANSFER ON DEATH INSTRUMENT** (hereinafter referred to as "TODI"), which was executed on this

6TH day of MARCH in the year 2024, by STELLA EVANS

DAY OF THE MONTH

MONTH

YEAR

NAME (S) OF PROPERTY OWNER(S)

NAME (S) OF PROPERTY OWNER(S)

who resides at 7504 S. EMERALD AVENUE, CHICAGO, IL 60620

being of sound mind and disposing memory, do hereby make, declare and publish this TODI stating as follows:

That the above referenced property owner(s) is/are the **SOLE** owner(s) of residential real estate under a duly recorded **DEED**, recorded 07/20/2023 as document 230149197 in the County of COOK

DATE DEED RECORDED

DOCUMENT NUMBER

COUNTY

WRITE LEGAL DESCRIPTION (BELOW OR ATTACH)

LOT 52 (EXCEPT THE WEST 2 FEET AND THE NORTH 27 FEET OF THE SOUTHEAST CORNER OF LOT 52) AND THE EAST 20.5 FEET OF LOT 53 IN WEDDELL AND COX'S ADDITION TO ENGLEWOOD A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:

2 0 - 2 0 - 3 0 6 - 0 0 3 - 0 0 0

PROPERTY COMMONLY REFERRED TO ADDRESS:

1247-1249 W. MARQUETTE ROAD, CHICAGO, IL 60636

The owner(s), being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, do hereby convey and transfer, effective on death the Owner last to die, 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 **CONTIGENT BENEFICIARY** or **BENEFICIARIES** should receive the interest outlined in this instrument, in the designated **TENANCY TYPE**.

BENEFICIARY DESIGNATION: ATTACH ADDITIONAL AS NEEDED

1

2

3

Name: ROSHINDA EVANS

Address: 7504 S. EMERALD AVENUE

City/State: CHICAGO, IL 60620

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TRANSFER ON DEATH INSTRUMENT – PAGE 2 (TRANSFER TAX STAMP, EXEMPTION, WITNESS & NOTARY)

If there are multiple beneficiaries, the OWNER or OWNERS desires that the transfer be to those beneficiaries in the following Tenancy Type: Choose one only: **JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** OR **TENANTS IN COMMON WITHOUT RIGHT OF SURVIVORSHIP**

In the event all of the above-referenced BENEFICIARIES pre-decease the owner/owners, the following **CONTINGENT BENEFICIARIES** shall replace them.

CONTINGENCY BENEFICIARY DESIGNATION: ATTACH ADDITIONAL AS NEEDED

1	2	3
Name: <u>RASMYA SAMALA EVANS</u>	_____	_____
Address: <u>7504 S. EMERALD AVENUE</u>	_____	_____
City/State: <u>CHICAGO, IL 60620</u>	_____	_____

NAME OF OWNER(S)

STELLA EVANS

This Transfer is Exempt under provisions of 35 ILCS 200/31-45. Paragraph, Illinois Real Estate Transfer Tax Law

MARCH 6, 2024
DATE DOCUMENT EXECUTED

Stella Evans
SIGNATURE OF OWNER OR REPRESENTATIVE

DATE DOCUMENT EXECUTED

SIGNATURE OF OWNER OR REPRESENTATIVE

WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

TANYA WILMOT
WITNESS 1 PRINTED NAME

Tanya Wilmot
WITNESS 1 SIGNATURE

5532 S. Michigan, Chicago, IL 60637
WITNESS 1 ADDRESS

DEANDRE BAKER
WITNESS 2 PRINTED NAME

Deandre Baker
WITNESS 2 SIGNATURE

9947 S. Yale Avenue, Chicago, IL 60628
WITNESS 2 ADDRESS

NOTARY VERIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for 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 in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6TH day MARCH, 2024.

NOTARY PUBLIC SIGNATURE: *Benjamin E. Starks Sr.*

NOTARY PUBLIC STAMP:

