FICIAL COPY

THIS INSTRUMENT WAS PREP June Barrett 1826 South Millard Avenue Chicago, Illinois 60623 Doc# 2407207029 Fee \$41.00 JURHSP FEE:\$18.00 RPRF FEE:\$0.00 NAME & ADDRESS OF PROPERTY OWNER: KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Christine Fair DATE: 3/12/2024 3:18 PM 1842 South Kildare Avenue PAGE: 1 0F 3 Chicago, Illinois State 60623 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 , by the property owner or owners, notary public on the following date: Christine Fair , and currently live(s) whose name(s) is/are:_ in the City of: Chicago at the street address of: 1842 South Kildare Avenue in the State of: Illinois with a zip code and County of: Cook while being of sound mind and disposing memory, do/does now of: 60623 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:02/06/1970as decursent number: 21078857 the proper County Agency in the County of: <u>Cook Rec</u>order in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property: LEGAL DESCRIPTION: CHECK WHICH APPLIES - WRITTEN BELOW Oct - SEE ATTACHED The North 30.64 Feet of the South 120.50 Feet of the North 430 Feet, Except the West 59.97 Feet and Except the East 123 Feet, Together with the North 31.75 Feet of the West 59.97 Feet of the South 120.50 Feet of the North 430 Feet, Except the East 123 Feet of the following described Lots taken as a single Tract, Lots 2 3, 4, 5, 13, 14 and 15 in W.A. James Subdivision of Lot 3 in the partition of the Southeast 1/2 of Section 22, Township 35 iv., 14., Range 13, East of the

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**.

Chicago, Illinois State

1842 South Kildare Avenue

Third principal meridian.

PROPERTY INDEX NUMBER(PIN): 16-22-410-057-0000

COMMONLY REFERRED TO ADDRESS:

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 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 (C)	BENEFICIARY (D)
Arthur Fair IV			
1842 South Kildare Avenue			
Chicago, Illinois 60623			
BENEFICIARIES. Also, if oncre are mu FOLLOWING TENANCY 14PE:	ultiple beneficiaries, the OWNER(S)	per with the full names and address desire(s) receive the transfer, it shou	ld be BENEFICIARIES IN THE
In the event all of the above reference them: CONTINGENCY BENEFICIARY (A)	ced BENEFICIARIES pre-decease th	e owner/owners, the following CON CONTINGENCY BENEFICIARY (C)	TINGENCY BENEFICIARIES shall CONTINGENCY BENEFICIARY (D)
Danny Fair	Ox		
1842 South Kildare Avenue	C		
Chicago, Illinois 60623			
I, or we, the SOLE OWNER(S) hereb purposes set forth.	y swear and affirm that the 1 oregoin	ng wishes were made as my/our free	and voluntary act for the
PRINT OWNER NAME (A): Christ	ine Fair	PRINT OWNER NAME (B):	
SIGNATURE OF OWNER (A):	rustine tais	SIGNATURE OF OWNER (B):	
DATE SIGNED BEFORE NOTARY:	9-29-23	DATE SIGNED PETORE NOTARY:	
		STO BE ATTESTED TO AMOS SIGNED IN T	
PR	RESENCE OF THE OWNER/OWNERS, A	LL WITNESSES, AND AND A PROBLEM DI was executed and sign of on the	date referenced above, and
signed by the owner(s) as her, his, presence of one another. We also	, or their voluntary TODI in our pre do now hereby swear and affirm t owners, was or were, at the time o	sence, at the request of her, him or that we are signing our names to the of signing of sound mind and memo	them, and while also in the
PRINT WITNESS NAME (A): C	liam Evans	PRINT WITNESS NAME (B): Da	nny Frin
SIGNATURE OF WITNESS (A)	Lin M. Evan	SIGNATURE OF WITNESS (B):	my the
DATE SIGNED BEFORE NOTARY:	1-29-23	DATE SIGNED BEFORE NOTARY:	<u>-29-23</u>
	<u>NOTARY VERIFIC</u>	CATION SECTION:	1201002
STATE OF <u>Illinois</u>))ss	DATE NOTARIZED:	101/0000
COUNTY OF Cook)~~		
I, the undersigned, a notary public	in and for said County, in the State a	aforesaid, DO HEREBY CERTIFY that	AFFIX NOTARY STAMP BELOW

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.

PRINT NOTARY NAME: N LOCK DEMENTE SIGNATURE OF NOTARY:

NICOLE R CLEMENTE Official Seal Netary Public - State of Illinois My Commission Expires Jan 6, 2025

Property of County Clerk's Office