

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED/MAILED TO:

Cherie Durham  
5323 S. Lowe Avenue  
Chicago, IL 60609



\*2407908006\*

NAME & ADDRESS OF PROPERTY OWNER:

Cherie Durham  
5323 South Lowe Avenue  
Chicago, IL 60609

Doc# 2407908006 Fee \$41.00

ILRHSP FEE:\$18.00 RPRF FEE:\$0.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/19/2024 10:32 AM

PAGE: 1 OF 3

## 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: March 19, 2024, by the property owner or owners, whose name(s) is/are: Cherie S. Durham, and currently live(s) at the street address of: 5323 S. Lowe Ave in the City of: Chicago, and County of: Cook, in the State of: Illinois with a zip code of: 60609, 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: \_\_\_\_\_ as document number: \_\_\_\_\_ with the proper County Agency in the County of: \_\_\_\_\_ 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

PROPERTY INDEX NUMBER(PIN): 20-09-319-009-0000

COMMONLY REFERRED TO ADDRESS: 5323 South Lowe Avenue  
Chicago, IL 60609

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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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO 95 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)
Melissa Durham	Bridget Turner		

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): Cherie Durham PRINT OWNER NAME (B): \_\_\_\_\_  
SIGNATURE OF OWNER (A): Cherie Durham SIGNATURE OF OWNER (B): \_\_\_\_\_  
DATE SIGNED BEFORE NOTARY: 3-14-2024 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): Nathan Chow PRINT WITNESS NAME (B): William Torrey  
SIGNATURE OF WITNESS (A): Nathan Chow SIGNATURE OF WITNESS (B): William Torrey  
DATE SIGNED BEFORE NOTARY: 03/14/24 DATE SIGNED BEFORE NOTARY: 3/14/24

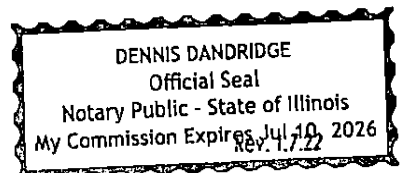
**NOTARY VERIFICATION SECTION:**

STATE OF Illinois )  
)SS  
COUNTY OF cook )

DATE NOTARIZED: March 14, 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:**



# UNOFFICIAL COPY

CONVEYS and QUIT CLAIMS to GRANTEE, Cherle Durham, 5323 S. Lowe Avenue, Chicago, IL 60609, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 34 IN BLOCK 1 IN PUTNAM'S SUBDIVISION, IN THE SOUTH WEST ¼ OF THE SOUTH WEST ¼ OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 23 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

To Have and Hold said premises forever.

Permanent Index No.: 20-09-319-009-0000

Property Address: 5323 S. Lowe Avenue, Chicago, IL 60609

THIS IS NOT HOMESTEAD PROPERTY

Dated this 30 day of August, 2020.

Bridget Sawyer

Property of Cook County Clerk's Office