## **UNOFFICIAL COPY**

TRANSFER ON DEAT INSTRUMENT Statutory (Illinois)

#### PREPARED BY:

Ashante Travis, Esq. The Barclay Law Group, P.C. 3525 S. King Drive Chicago, IL 60653

### MAIL TAX BILL AND RECORDED DOCUMENT TO:

Julia F. Poindexter 4800 S. Chicago Beach Dr., Apt. 1204S Chicago, Illinois 60615



Doc# 2408808039 Fee \$41.00 ILRHSP FEE:\$18.00 RPRF FEE:\$0.00 KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE DATE: 3/28/2024 4:10 PM

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### Above Space for Recorder's Use Only

I, Julia F. Poindexter, 4800 & Chicago Beach Dr., Apt. 1204S, Chicago Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the sole owner of residential real estate under a duly recorded Quit Claim Deed dated November 12, 2009, and recorded November 19, 2009, as document number 0932331117, in the Office of the Recorder of Deeds of Cook County, Illinois. The real estate is legally described as follows:

UNIT 1204-"S" IN THE NEWPORT CONDOMN JUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED ESTATE: BLOCK 1 IN CHICAGO BEALTH ADDITION. BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID BLOCK 1 THAT PART THEREOF WHICH LIES NORTHEASTERLY OF A LINE 40 FEET SOUTHWESTERLY FROM AND PARALLEL TO NORTHEASTERLY LINE OF SAID BLOCK; (SAID PARALLEL LINE BEING THE ARC OF A CIRCLE HAVING A RADIUS OF 1568.16 FEET CONVEX SOUTHWESTERLY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24730609 AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN 15 SET IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): 20-12-100-003-1349

Address(es) of Real Estate: 4800 S. Chicago Beach Dr., Apt. 1204S, Chicago Cook County, Illin Dis 60615

That pursuant to 755 ILCS 27/1, et seq., the owner of the property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of my death. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon my death, I hereby convey and transfer the residential real estate listed above to the following person(s):

My nephew, Howard Williams, of Warren, Michigan.

Dated this <u>5</u> of <u>March</u>, 2024.

Julia F. Poindexter

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#### **WITNESSES**

We, the undersigned, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as her Transfer on Death Instrument in our presence and on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Owners to be of sound mind and memory at the time of signing.

Ldis Parr	03/05/2024	3525 S. King	Dr. Chicago, IL	60653
Name	Date	Add	dress	
Cynthia Battle	03/05/2024	3525 Si King	DR. Chicago, FL	60653
Name	Date	Ado	dress	
6				
State of Illinois ) ) SS	O/X			
County of Cook )	9			
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JULIA POINDEXTER personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.				
Given under my hand and office	cial seal, this 5+	day of <u>Marsh</u>	, 2024.	
Commission expires		NOTARY PUBLIC	natile	
		C	OFFICIAL SEAL SHERRI CASTILE	~}
Exempt under provisions of Pa	aragraph E, Section 4, Real	Estate Transfer Tax Act.	NOTARY PUBLIC - STATE OF ILLINO!	
3 5 24	(Trun	\(\)	MY COMMISSION EXPIRES:07/14/24	<b>ل</b> ــا
Date	Representative ,	/	Ux.	