

TRANSFER ON DEATH
INSTRUMENT

UNOFFICIAL COPY



2412108028

Doc# 2412108028 Fee \$41.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 4/30/2024 2:50 PM

PAGE: 1 OF 3

This Transfer on Death Instrument ("TODI") made and signed before a notary on August 29, 2024, by the property owner or owners,, whose names is or are Charles D. Gordon, Jr. and Cynthia Gordon f/k/a Cynthia Phillips, Husband and Wife of 100 Park Avenue, Unit 404 City of Calumet City, County of Cook, and State of Illinois, and being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois. Under a duly recorded Deed or other Conveyance Instrument which was recorded on April 3, 2019 as document number: 1909316063 with the proper County Agency in Cook County, Illinois. Furthermore, this TODI is intended to transfer the following real property:

Legal Description:

See Exhibit "A" Attached

Property Address: 100 Park Avenue, Unit 404 Calumet City, IL 60649
Permanent Index Number(s): 29-24-100-018-1059

The Owners, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers (effective on the death of the Owners last to die) the above-described residential real estate to the following Beneficiary(s):

Beneficiary(s): to our son Daniel Phillips of 200 Park Ave. Unit 318 Calumet City, IL 60409

IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date above written.

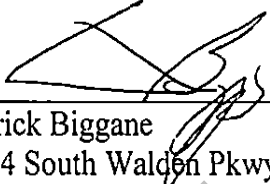
Charles D. Gordon, Jr.


Cynthia Gordon

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STATE OF ILLINOIS, COUNTY OF COOK ss.

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's 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 signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.



 Patrick Biggane
 9924 South Walden Pkwy Chicago, Il. 60643

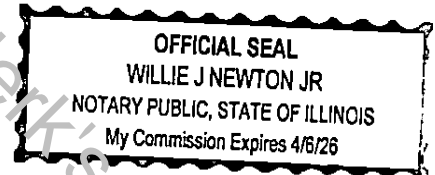

 Robert Carrillo
 9924 South Walden Pkwy Chicago, Il. 60643

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owners and Witnesses personally known to me to be the same persons whose names are subscribed to 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 official seal, this 29th day of August 2024


 (Notary Public)



Prepared by: Attorney Willie J. Newton, Jr.

Return to: Charles D. Gordon, Jr.: 100 Park Avenue, Unit 404 Calumet City, Il. 60649

Owner's Name and Address: Charles D. Gordon, Jr.: 100 Park Avenue, Unit 404 Calumet City, Il. 60649

Taxes to: Charles D. Gordon, Jr.: 100 Park Avenue, Unit 404 Calumet City, Il. 60649

Exempt under the provisions of Paragraph E, Section 31-45, Property Tax CodeDate: August 29, 2024 Representative: _____

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Exhibit "A"

LEGAL DESCRIPTION

Legally described as follows: Parcel 1 UNIT 404 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL) LOT 2 EXCEPTING THERE FORE THAT PORTION LYING ABOVE A HORIZONTAL PLANE DRAWN AT ELEVATION 609.13 (U.S.G.S DATUM REFERENCED TO A BENCH MARK BEING THE BRASS PLUG AT CENTER LINE OF INTERSECTION OF 159TH STREET AND PAXTON AVENUE-ELEVATION-601.01) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING IN THE SOUTHWEST CORNER OF SAID LOT 2 THENCE NORTH 18 DEGREES 15 MINUTES 08 SECONDS WEST 29 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE NORTH 71 DEGREES 44 MINUTES 52 SECONDS EAST 34.37 FEET, THENCE SOUTH 18 DEGREES 15 MINUTES 08 SECONDS EAST 29 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE SOUTH 71 DEGREES 44 MINUTES 52 SECONDS WEST 34.37 FEET TO THE POINT OF BEGINNING IN RIVER OAKS WEST UNIT 1 BEING A SUBDIVISION OF PART OF THE NORTH ¼ OF SECTION 24 AND THAT PART OF LOT 1 LYING NORTH OF THE LITTLE CALUMET RIVER IN THE SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 36, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1971 AS DOCUMENT 21704184 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION ON CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 21073 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 21712326 AS AMENDED TOGETHER WITH AN UNDIVIDED .63 PERCENT INTEREST OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION IN COOK COUNTY, ILLINOIS ALSO

PARCEL 2

EASEMENT FOR INGRESSES AND EGRESSES FOR THE BENEFIT OF PARCEL 1 OVER AND UPON LOT 4 IN RIVER OAKS WEST UNIT SUBDIVISION AFORESAID AND AS SET FORTH IN THE DECLARATION RECORDED NOVEMBER 15, 1971 AS DOCUMENT 21712326 PARCEL 2 AND CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, TRUST NO 21073 TO JOSEPH LAVELLE AND MILDRED LAVELLE HIS WIFE, AND RECORDED ON JULY 5, 1972 AS DOCUMENT 2171963632 OVER AND UPON 1 IN RIVER OAKS WEST UNIT 1 SUBDIVISION AFORESAID AS CREATED BY SAID SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS