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PREPARED BY and MAIL TO:

Byron Hodges

1245 W. 123 Street

Calumet Park Ill 60827

NAME & ADDRESS OF PROPERTY OWNER:

1245 W. 123 street

Calumet Park

Illinois 60827



2425711012

Doc# 2425711012 Fee \$41.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 9/13/2024 12:04 PM

PAGE: 1 OF 3

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ILCS 27/1 ET SEQ.

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was completed and signed before a notary public on the following date: 09/05/2024, by the property owner or owners, whose name is or are: Byron Hodges

and currently live at the street address of: 1245 W. 123 Street

in the city of: Calumet Park and county of: Cook, in the state of: Illinois

with a zip code of: 60827, while being of sound mind and disposing memory, do now hereby make, declare and

publish this TODI, stating and attesting to the following. That the above-referenced property owner or owners, is or are, the **SOLE** owner(s) of the residential (which must be between 1 - 4 units) real estate, under a fully recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was recorded on the date of: May 6, 1985 as document number: 86559603 with the proper County Agency in the

County of: Cook 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 IDENTIFICATION NUMBER(PIN): 2529-305 058 -0000-

COMMONLY REFERRED TO ADDRESS: 1245 W. 123 Street
Calumet Park Illinois 60527

Finally, the owner, or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Il, do 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**.

SPECIAL NOTICE: This form is provided compliments of **KAREN A. YARBROUGH, COOK COUNTY CLERK** and **DOES NOT CONSTITUTE LEGAL ADVICE** in any way, shape or form. Furthermore, it is provided **WITHOUT** any **TITLE EXAMINATION** or **REVIEW** of your individual estate plan. **PLEASE CONTACT AN ATTORNEY OR LICENSED ESTATE PLANNING PROFESSIONAL** if you have additional questions, comments or concerns regarding how to complete this form, as the **COOK COUNTY CLERK'S OFFICE STAFF MAY NOT** assist you with the preparation of this, or any, legal document.

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TRANSFER ON DEATH INSTRUMENT – PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA. IL REAL ESTATE TRANSFER TAX LAW

As referenced on the foregoing page, the aforementioned OWNER or OWNERS do 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:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
<u>Joann Smith</u>	_____	_____	_____
_____	_____	_____	_____

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 or OWNER desires that the transfer be to those 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.

<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>
<u>Lydia Davis</u>	_____	_____	_____
<u>Darryl Hodges</u>	_____	_____	_____

I, or we, the SOLE OWNERS hereby swear and affirm that the foregoing warranties were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): Byron Hodges PRINT OWNER NAME (B): B
SIGNATURE OF OWNER (A): [Signature] SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: 09/05/2024 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 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 or owners as the owner or owners voluntary TODI in our presence, at the request of the owner or owners, 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): David James PRINT WITNESS NAME (B): [Signature]
SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): [Signature]
DATE SIGNED BEFORE NOTARY: 09/05/2024 DATE SIGNED BEFORE NOTARY: 09/05/2024

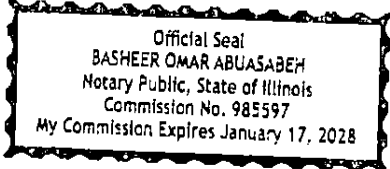
NOTARY VERIFICATION SECTION:

STATE OF Illinois)
COUNTY OF Cook) SS DATE NOTARIZED: 09/05/2024

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.

PRINT NOTARY NAME: Basheer Omar AbuAsabeh SIGNATURE OF NOTARY: [Signature]

AFFIX NOTARY STAMP BELOW:



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valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, all interest in the following described real estate, situated in _____ Cook _____ County, Illinois, to-wit:

Lot 10 (Except the East 5 feet thereof) in Block 6 in W.F. Kaiser and Company's Fairland Subdivision of the East ½ of the North East ¼ of the South West ¼ and the North West ¼ of the South East ¼ of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois.

F.C.O.

P.I.N. 25-29-305-058 Vol. 36 *Im.*

together with the tenement and appurtenances thereunto belonging.

TO HAVE and to HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

Subject to: General Taxes for 1986 and subsequent years

REGISTER

Property of Cook County Clerk's Office

