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DOCUMENT TYPE TO RECORD
TRANSFER ON DEATH DEED

RETURN RECORDED DEED TO
& MAIL FUTURE TAX BILLS TO

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-046569
12:08 PM 2021 Jul 13

MR. DERRICK N. DONALDSON
& MS. SHARESE E. DONALDSON
OF 702 BRIARWOOD DRIVE
DYER, INDIANA 46311

DOCUMENT PREPARED BY:
THE LOOMARTEE LAW GROUP
625 E. 170TH ST., UNIT 2 EAST
SOUTH HOLLAND, IL 60473
ATTORNEY BRITTANY A. CHHUTANI

FILED
JUL 13 2021
JOHN E. PETALAS
LAKE COUNTY AUDITOR

TRANSFER ON DEATH DEED, PURSUANT TO INDIANA CODE §32-17-14-11 & §32-17-14-12
Now come the OWNERS,

MR. DERRICK N. DONALDSON (a MARRIED MAN) and his wife,
MS. SHARESE E. DONALDSON (a MARRIED WOMAN), as

T E N A N T S B Y T H E E N T I R E T Y

and now reside at 702 BRIARWOOD DRIVE, in DYER, INDIANA 46311, LAKE COUNTY, while being of SOUND MIND AND COMPETENCY, do now agree to TRANSFER UPON THE LAST OF THEIR TWO DEATHS, for NO CONSIDERATION, to the FOLLOWING INDIVIDUALS AS JOINT TENANTS, EACH OWNING A 100% INTEREST, THE FOLLOWING INDIVIDUALS:

BENEFICIARY A to receive a 100% INTEREST as a JOINT TENANT:

MR. RICHARD L. NELSON of 186 East Richton Road, in Crete, Illinois 60417

BENEFICIARY B to receive a 100% INTEREST as a JOINT TENANT:

MS. BARBARA DONALDSON of 231 Dogwood St., in Park Forest, IL 60466

BENEFICIARY C to receive a 100% INTEREST as a JOINT TENANT:

MR. KEITH DONALDSON of 231 Dogwood St., in Park Forest, Illinois 60466

25 cash
TB



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Furthermore, the OWNERS, MR. DERRICK N. DONALDSON & MS. SHARESE E. DONALDSON, do also further state that any and all interest in which they own at the time of their DEATHS is to transfer to the three aforementioned BENEFICIARIES from the FOLLOWING DESCRIBED REAL ESTATE TO WIT:

COMMONLY REFERRED TO ADDRESS FOR THE REAL PROPERTY:

702 BRIARWOOD DRIVE, IN DYER, INDIANA 46311-1207 – LAKE COUNTY

PROPERTY TAX IDENTIFICATION NUMBER/PARCEL INDEX NUMBER:

45-11-06-151-001-000-034

LEGAL DESCRIPTION FOR THE REAL PROPERTY TO BE CONVEYED:

LOT FIFTY-SIX (56) IN PARKVIEW TERRACE 2ND ADDITION TO THE TOWN OF DYER, AS SHOWN IN PLAT BOOK FORTY-FIVE (45), PAGE ONE-HUNDRED TWENTY-FIVE (125), IN LAKE COUNTY, INDIANA.

Additionally, the OWNERS, MR. DERRICK N. DONALDSON & MS. SHARESE E. DONALDSON, do further designate that in the event their previously mentioned BENEFICIARIES should predecease them, or, die at the same time, they do now designate that all interest in which they own at the time of their DEATHS is to transfer to the following CONTINGENCY BENEFICIARIES, in the following SUCCESSION ORDER:

CONTINGENCY BENEFICIARY A to receive a 50% INTEREST as a TENANT IN COMMON:

MR. RICHARD S. NELSON of 12 McGarity Road, in Park Forest, Illinois 60466

CONTINGENCY BENEFICIARY B to receive a 50% INTEREST as a TENANT IN COMMON:

MS. SHANNA R. CLEVELAND of 1281 River Ridge Rd., in Brownsburg, IN 46112

and in the event the two aforementioned CONTINGENCY BENEFICIARIES should predecease, or expire at the same time as the owners and primary beneficiaries, the owners do now designate that all interest in which they own at the time of their DEATHS is to transfer to the following CONTINGENCY TO THE CONTINGENCY BENEFICIARY:

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CONTINUED CONTINGENCY TO THE CONTINGENCY BENEFICIARIES

CONTINGENCY TO THE CONTINGENCY BENEFICIARY to receive a 100% INTEREST in FEE SIMPLE:

MS. AUDREY ARCHER of 24 West Rocket Circle, in Park Forest, Illinois 60466

FINALLY, we the OWNERS, MR. DERRICK N. DONALDSON & MS. SHARESE E. DONALDSON, do now HEREBY SWEAR, AFFIRM AND ATTEST, that we have EXECUTED THIS TRANSFER ON DEATH DEED, under our FREE AND VOLUNTARY WILL, while of SOUND MIND AND MEMORY, and WITHOUT ANY UNDUE COERCION OR INFLUENCE, on this TWENTY-SIXTH (26TH) DAY OF JUNE, IN THE YEAR 2021 before the following listed WITNESSES and NOTARY PUBLIC for the purposes outlined above:



MR. DERRICK N. DONALDSON (FUTURE GRANTOR) 6/26/2021
SATURDAY, JUNE 26TH, 2021

Sharese E. Donaldson

MS. SHARESE E. DONALDSON (FUTURE GRANTOR) 6/26/2021
SATURDAY, JUNE 26TH, 2021

WITNESS ACKNOWLEDGMENT AS TO THE EXECUTION OF THIS TRANSFER ON DEATH DEED:

We, the FOLLOWING WITNESSES, MARIO A. REED, ESQ. & CLAUDIA E. CHAVEZ, do hereby swear and affirm that we personally witnessed the signing of the above TRANSFER ON DEATH DEED, by the indicated owners, MR. DERRICK N. DONALDSON & MS. SHARESE E. DONALDSON, on this TWENTY-SIXTH (26TH) day of JUNE, in the YEAR 2021, who at the time appeared to be FREE FROM ANY UNDUE INFLUENCE OR COERCION, and of SOUND MIND AND MEMORY while executing said aforementioned instrument:



WITNESS 1 SIGNATURE ABOVE:

MARIO A. REED

WITNESS PRINTED NAME ABOVE:

625 E. 170TH ST, UNIT 2E, SOUTH HOLLAND, IL 60473

WITNESS ADDRESS PRINTED ABOVE:



WITNESS 2 SIGNATURE ABOVE:

Claudia E. Chavez

WITNESS PRINTED NAME ABOVE:

625 E. 170TH ST, STE 2E, S HOLLAND, IL 60473

WITNESS ADDRESS PRINTED ABOVE:

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CONTINUED NOTARY SECTION FOR THE FOREGOING TRANSFER ON DEATH DEED

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ATTORNEY BRITTANY A. CHHUTANI, a NOTARY PUBLIC for the STATE OF ILLINOIS, while situated in the COUNTY OF COOK, do hereby swear and affirm that MR. DERRICK N. DONALDSON, MS. SHARESE E. DONALDSON, MARIO A. REED, ESQ. & CLAUDIA E. CHAVEZ, all personally known to me to be the acknowledged individuals, did all personally appear before me on SATURDAY, JUNE 26TH, 2021 and executed the foregoing TRANSFER ON DEATH DEED while appearing to be of sound mind and memory, and all free from any undue coercion of influence.

AFFIX NOTARY STAMP BELOW:

Brittany A. Chhutani
NOTARY PUBLIC SIGNATURE ABOVE:



RELEASE OF LIABILITY STATEMENT BY PREPARER:

THIS INSTRUMENT WAS PREPARED BY ATTORNEY BRITTANY A. CHHUTANI, OF THE LOOMARTEE LAW GROUP LLC, LOCATED AT 625 EAST 170TH STREET, UNIT 2 EAST, IN SOUTH HOLLAND, ILLINOIS 60473 AT THE SPECIFIC REQUEST OF BOTH OWNERS, AND IS BASED SOLELY ON INFORMATION SUPPLIED BY THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY THE OWNER'S EXECUTION OF THIS DOCUMENT, OR, BY THE ACCEPTANCE BY THE BENEFICIARIES.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."
PREPARED BY: SNG