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TRANSFER ON DEATH AFFIDAVIT



Doc#: 1204618003 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/15/2012 10:47 AM Pg: 1 of 2

RETURN TO:

Mila Gloria Novak
Attorney at Law
2300 W Lake St
Melrose Park IL 60160

-----SPACE ABOVE RESERVED FOR RECORDER-----

I, Eleuctria Benitez, a widow, of Village of Stone Park, Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Affidavit after being first duly sworn, depose and say as follows:

That I am the owner of a one half interest in property under a duly recorded Warranty Deed. Said deed was recorded on 10th day of January, 1989, as Document No. 89012606, in the Cook County Recorder of Deeds Office, Cook County, State of Illinois. My interest in the property was increased from one third to one half via a duly recorded Quit Claim Deed. Said deed was recorded on 27th day of October 2009. The legal description of the property is:

Lot 153 in Mills and Sons Meadowcreek, A Subdivision of the South 3/8 of the East 1/2 of the Northeast 1/4 and that Part of the East 1/2 of the Southeast 1/4 (except the West 1/2 of the West 1/2 thereof lying north of Lake Street) In Section 5, Township 33 North, Range 12, East of the Third Principal Meridian, According to the Plat Thereof Recorded August 18, 1926 As Document Number 9275955, in Cook County, Illinois.

PIN 15-05-403-026

Commonly Known As: 1542 N. 43rd St, Stone park, IL 60165

That under 755 ILCS 27, the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the my death.

That upon my death, the property listed above shall vest equally in my five remaining children that are not joint owners on the property with me: My five remaining children are Maria Teresa Perez, Santana Perez, Magdalena Perez, Juan Perez and Maribel Perez. Should any of the listed beneficiaries predecease me, their share shall be split equally between the surviving listed beneficiaries.

Signed this the 14th day of February, 2012.

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X Eleuteria Benitez
Eleuteria Benitez

WITNESSES

The above and foregoing instrument consisting of two (2) typed-written pages, including the witness and acknowledgment pages, was signed, published and declared by the Affiant, Eleuteria Benitez as a Transfer on Death Affidavit in the presence of us and thereupon we, at the Affiant's request and in the Affiant's presence and in the presence of each other, have hereunto signed our names as attesting witnesses, believing said Affiant at the time of so subscribing her name hereunto to be of sound mind and memory and under no restraint or constraint whatsoever, and that she was fully capable of knowingly and understandingly transacting the ordinary business affairs of life and of knowing the natural objects of her bounty, on this the 14th day of February, 2012.

Mila Gloria Novak
Witness

Fabian De Los Santos
Witness

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Eleuteria Benitez and the above named witnesses Mila Gloria Novak and Fabian De Los Santos, personally known to me to be the same person(s) whose name is/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 notarial seal this 14th day of February, 2012.

Juana Rodriguez

Notary Public

My commission expires on 03/12, 2012.

