

UNOFFICIAL COPY

THIS INSTRUMENT
PREPARED BY:

EUCLIDES AGOSTO
2748 N. ASHLAND AVE.
CHICAGO, IL 60614

AFTER RECORDING,
RETURN TO:

HILDA RIVERA
2731 W Melrose
Chicago, IL 60618



Doc#: 1331850038 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/14/2013 03:36 PM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

I, **HILDA R. VELAZQUEZ a/k/a HILDA RIVERA**, widow of the late Miguel A. Rivera, the former being the OWNER/GRANTOR who has signed below, residing at 2731 W. Melrose, in the City of Chicago, County of Cook, State of Illinois, 60618, being of sound mind and disposing memory, do hereby make, declare and publish this TRANSFER ON DEATH INSTRUMENT. After having been first duly sworn, I depose and say that I am the owner of the residential property legally described below:

LOT 29 IN BLOCK 2 IN POWELL'S SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 13-25-310-025-0000

CKA: 2624 N. WHIPPLE, CHICAGO, ILLINOIS 60647

I state further that pursuant to Illinois statute, 755 ILCS 27 et seq., I, as owner, may transfer the above-listed residential property via a TRANSFER ON DEATH INSTRUMENT. As such, the transfer I make hereby does not become effective until the date of my death.

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I state further that upon my death, the above-listed property shall vest as follows:

A FIFTY PERCENT (50.0%) INTEREST IN MY DAUGHTER, IVETTE GONZALEZ, f/k/a IVETTE RIVERA, born 10/28/1978; and,

A THIRTY-FIVE PERCENT (35.0%) INTEREST IN MY SON, JOSE MIGUEL RIVERA, born 01/20/1969; and,

A FIFTEEN PERCENT (15.0%) INTEREST IN MY GRANDDAUGHTER, SABRINA E. RIVERA, born 04/26/2005.

Should any of my aforementioned beneficiaries predecease me, then his/her share shall return to and become part of my estate.

DATED this November 7th, 2013

Hilda R. Velazquez Hilda Rivera
OWNER/GRANTOR: **HILDA R. VELAZQUEZ**
a/k/a **HILDA RIVERA**

WITNESSES

WE, the undersigned, being disinterested persons, hereby certify that the foregoing TRANSFER ON DEATH INSTRUMENT, was on the date stated thereon, signed, sealed, published, and declared by the Affiant, **HILDA R. VELAZQUEZ a/k/a HILDA RIVERA**, freely and voluntarily, as a TRANSFER ON DEATH INSTRUMENT, in the presence of us who, in his/her presence and at his/her request and in the presence of each other, subscribed our names as attesting witnesses, of the execution thereof the day and the date above written, and we hereby certify that at the time of the execution hereof, we believe the Affiant to be of sound and memory and under no restraint or constraint whatsoever, and that the Affiant was fully capable of knowingly and understandingly transacting the ordinary business affairs of life and knowing the natural objects of his/her bounty, on this the 7th day of November 2013.

Signature of Witness:

Anna Star

Printed Name:

ANNA STAR

Address:

2748 N. Ashland Ave, Chgo, IL 6064

H.R.V.H.R.

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Signature of Witness: *Francisco Gonzalez*

Printed Name: FRANCISCO Gonzalez

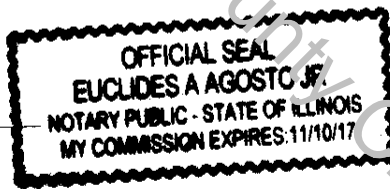
Address: 1641 N. Oakley Ave, Chicago IL 60647

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, **HILDA R. VELAZQUEZ a/k/a HILDA RIVERA**, the OWNER/GRANTOR, of the City of Chicago, County of Cook, State of Illinois, and the above-named 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 NOTARIAL SEAL, THIS 7th DAY OF NOVEMBER, 2013

Euclides A. Agosto Jr.
NOTARY PUBLIC



H.R.V. H.R.