

# UNOFFICIAL COPY

This document was prepared by:

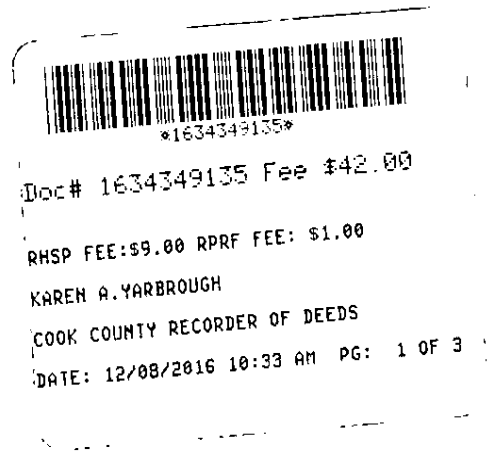
John J. Pembroke & Associates LLC  
422 N. Northwest Highway, Suite 150  
Park Ridge, Illinois 60068

After recording, return to:

John J. Pembroke & Associates LLC  
422 N. Northwest Highway, Suite 150  
Park Ridge, Illinois 60068

Send tax bills to:

Mrs. Yolanda Ramirez-Smart  
5605 N. Osceola Ave.  
Chicago, Illinois 60631



## TRANSFER ON DEATH INSTRUMENT

(Under 755 ILCS 27)

This TRANSFER ON DEATH INSTRUMENT made this 25th day of October, 2016, by the owner,

Yolanda Ramirez-Smart, a single woman, of 5605 N. Osceola Ave., Chicago, Illinois 60631

being the owner of the following legally described parcel of residential real property, and improvements and appurtenances thereto in the City of Chicago, County of Cook, in the State of Illinois –

See Exhibit A

Commonly known as: 5605 N. Osceola Ave., Chicago, Illinois 60631

Parcel Identification: 12-01-422-015

Source of Title:

See Exhibit B

The owner, being of sound mind and memory, and as a free and voluntary act, hereby revokes any and all prior transfer on death instruments for the above described residential real property, and conveys and transfers, effective on the death of the (last living) owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above described residential real property to the following designated beneficiary:

To my descendants, per stirpes.

If any interest in the above-described residential real property becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent as custodian under the Illinois Uniform Transfer to Minors Act.

This transfer is subject to any taxes due, as well as all liens, encumbrances, or other restrictions in place at the time of the (last living) owner's death.

(All terms, pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identity of the person or entity may require.)

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IN WITNESS WHEREOF, the said owner has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature: [Signature]  
Print name: Yolanda Ramirez-Smart  
Capacity: Owner

Signature: \_\_\_\_\_  
Print name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

**Witnesses:**

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 executed the instrument as a free and voluntary act and was of sound mind and memory at the time of signing.

Signature: [Signature]  
Print name: Kevin Slayton  
Address: 3251 W. Rutherford  
City, State, ZIP: Chicago, IL 60634

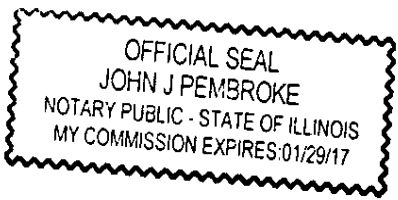
Signature: [Signature]  
Print name: MARY M PEMBROKE  
Address: 314 ELMORE ST  
City, State, ZIP: PARK RIDGE, IL 60068

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, the undersigned, a notary public in and for said county, in the state aforesaid, do hereby certify that the owner(s) and witnesses presented satisfactory identification in the form of \_\_\_\_\_ or are 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 the owner(s), Yolanda Ramirez-Smart, signed, sealed, and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand this 25th day of October, 2016.

Notary public: [Signature]  
Print name: JOHN J. PEMBROKE  
My commission expires: 1-29-2017



Exempt from transfer tax under 35 ILCS 200/31-45(e).

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## Exhibit A

THAT PART OF LOT 15 LYING NORTHERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT, WHICH SAID POINT IS 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT AND EXTENDING TO A POINT ON THE EAST LINE OF SAID LOT, WHICH SAID POINT IS 24.2 FEET SOUTH OF THE NORTH LINE OF SAID LOT 15 IN SCHAVILJE AND KNUTHS HIGGINS BRYN MAWR ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## Exhibit B

DEED DATED JULY 15, 1994 AND RECORDED JULY 20, 1994 AS DOCUMENT NUMBER 94635029 BETWEEN RESPICIO F. VAZQUEZ AND ANASTASIA GOMEZ, HUSBAND AND WIFE, AS GRANTORS CONVEYING TITLE TO VINCENT W. SMART AND YOLANDA RAMIREZ SMART, HUSBAND AND WIFE, IN JOINT TENANCY.

Property of Cook County Clerk's Office