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THIS INSTRUMENT PREPARED BY:

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

AFTER RECORDING, RETURN TO:

JULIO GARCIA 3524 N. NOTTINGHAM CHICAGO, IL 60£34



Doc# 1709708081 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/07/2017 10:52 AM PG: 1 OF 2

TRANSFER ON DEATH INSTRUMENT

I, JULIO GARCIA, the OWNER/GRANTOR who has signed below, residing at 3524 N. Nottingham, in the City of Chicago, County of Cook, State of Illinois, 60634, 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 35 IN BLOCK 5 IN H.O. STONE AND CO'S BELMONT AVENUE TERRACE, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN:

13-19-301-032-0000

CKA:

3524 N. NOTTINGHAM, CHICAGO, ILLINOIS 60634

I state further that pursuant to Illinois statute, 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.

I state further that upon my death, the above-listed property shall vest entirely, that is ONE-HUNDRED PERCENT (100%) in **SUZANNA BAGLEY**, the biological mother of my daughters, now residing at my same address. Should said SUZANNA BAGLEY predecease me, her share shall be split equally between our two daughters, to wit:

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- SAMANTHA GARCIA, as to a one-half (1/2) share; and,
- ALEJANDRA GARCIA, as to the remaining one-half (1/2) share.

DATED this March 6,2017 56

VNER/GRANTOR: JULIO GARCIA

WITNESSES

WE, the undersigned, being disinterested persons, hereby certify that the foregoing TRANSFER ON DEATH INSTROMENT, was on the date stated thereon, signed, sealed, published, and declared by the Affiant, JULIO GARCIA, freely and voluntarily, as a TRANSFER ON DEATH INSTRUMENT, in the presence of us who, it his/her presence and at his/her request and in the presence of each other, subscribed our names as attesting vitnesses, 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 day of Nia att, 2017.

April

Signature of Witness:

albuto tom

Printed Name:

Address:

GUUDERON AUG BERWYN. 1L.

Signature of Witness:

Printed Name:

Address:

Tys. Z (606/4

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, JULIO GARCIA, 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 LODAY OF M

NOTARY PUBLIC

OFFICIAL Stan