

TRANSFER ON DEATH
INSTRUMENT

UNOFFICIAL COPY



Doc# 1715355008 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 11:11 AM PG: 1 OF 3

This Transfer on Death instrument made on May 25, 2017, by Guadalupe Villicana n/k/a Guadalupe Nevarez, a married woman (THIS IS NOT HOMESTEAD INTEREST TO GRANTOR'S SPOUSE) (hereafter "Owner"), of the Village of Northlake, County of Cook, and State of Illinois, being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

Legal Description:

*SEE ATTACHED LEGAL DESCRIPTION

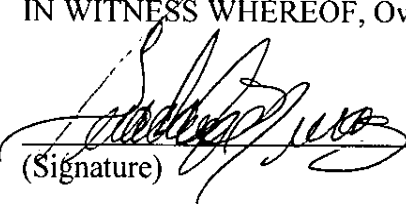
Property Address: 22 King Arthur Court, Unit #4, Northlake, IL 60164

Permanent Index Number(s): 12-30-402-056-1004

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers (effective on the death of the Owner last to die) the above-described residential real estate to the following Beneficiary(s).

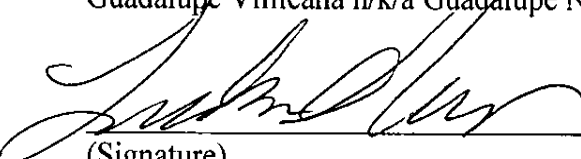
Beneficiary(s): Liliana Gonzalez of 22 King Arthur Court, Unit #4, Northlake, IL 60164

IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date above written.



(Signature)

Guadalupe Villicana n/k/a Guadalupe Nevarez



(Signature)

I hereby accept the transfer on death of this property
Liliana Gonzalez, Beneficiary

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STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

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 signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing. We also hereby certify that the Beneficiary signed this instrument accepting the transfer on death of this property.

Lucille M Johnson
(Signature of Witness)

Lucille M Johnson 170053 Oakmore, Bensenville IL 60106 (Name and Address of Witness)

Vanessa Ramos
(Signature of Witness)

4924 W. 28th Pl Cicero, IL 60604; Vanessa Ramos (Name and Address of Witness)

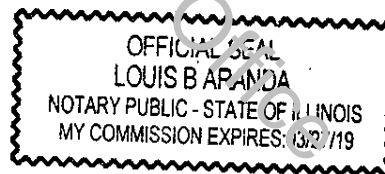
STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owner and 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 official seal, this 25 day of MAY, 2017.

[Signature]

(Notary Public)



Prepared by: Hunt, Aranda & Subach, Ltd., 1035 S. York Road, Bensenville, IL 60106

Return to: Guadalupe Nevarez, 22 King Arthur Court, #4, Northlake, IL 60164

Owner's Name and Address: Guadalupe Nevarez, 22 King Arthur Court, #4, Northlake, IL 60164

Taxes to: Guadalupe Nevarez, 22 King Arthur Court, #4, Northlake, IL 60164

Exempt under the provisions of Paragraph E, Section 31-45, Property Tax Code

Date: 5/25/17 Representative: [Signature]

06/02/2017 11:16

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P.001/001

to wit:

PARCEL 1: UNIT 4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KING ARTHUR CONDOMINIUM BUILDING NUMBER 22, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99358929, IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED TO DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 18844302, 18653754 AND 18844303 AND MODIFIED BY DOCUMENT NUMBER 18922389 AND IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 18779239 AND AS CREATED BY DEED RECORDED AS DOCUMENT NUMBER 19011964 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES INCLUDING SEWER, GAS, ELECTRICITY, TELEPHONE AND WATER LINES, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office