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TRANSFER ON DEATH
INSTRUMENT

per
Illinois Residential Real Property
Transfer on Death Instrument
Act
755 ILCS 27/1, et. seq.

Prepared by & Mail Instrument To:

Mario Correa, Esq.
3010 W. Diversey
Chicago, IL 60647

Taxpayer:

Jose Baltazar
Maria A. Baltazar
5117 S. Mason Ave.
Chicago, IL 60638

WHEREAS, JOSE BALTAZAR and MARIA A. BALTAZAR are the owners of the property commonly known as 2700 W. 55th St., Chicago, IL 60632 as evidenced by the deed recorded in Cook County on April 7, 1987 as document number 87191817.

THE OWNERS, JOSE BALTAZAR and MARIA A. BALTAZAR, (collectively the "OWNERS"), married to each other, and both of the City of Chicago, Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1, et. seq. (the "Act"), hereby TRANSFER UPON THE DEATH OF THE SURVIVOR OF THE OWNERS the Real Estate (defined below) to the then acting trustee of the JOSE BALTAZAR REVOCABLE TRUST dated September 30, 2017 if JOSE BALTAZAR survives MARIA A. BALTAZAR, and if JOSE BALTAZAR fails to survive MARIA A. BALTAZAR, or if the order of deaths cannot be determined, then the Real Estate shall be transferred upon death to the then acting trustee of the MARIA A. BALTAZAR REVOCABLE TRUST dated September 30, 2017; the Real Estate, referenced above and the subject of this transfer on death, is located in Cook County and described as follows:

LEGAL DESCRIPTION- SEE ATTACHED
PIN: 19-12-425-024-0000
ADDRESS: 2700 W. 55TH STREET, CHICAGO, ILLINOIS 60632

This Transfer on Death may be revoked by us jointly or the survivor of us by filing a written revocation in compliance with 755 ILCS 27/55.

DATED this 17th day of February, 2018.

Jose Baltazar (SEAL)
JOSE BALTAZAR

Maria A. Baltazar (SEAL)
MARIA A. BALTAZAR



Doc# 1805106159 Fee \$42.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 02/20/2018 12:29 PM PG: 1 OF 3

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ATTESTATION

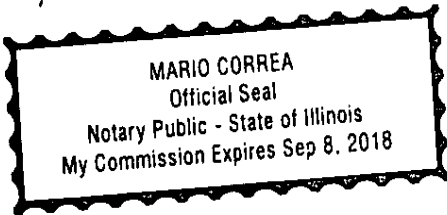
We the undersigned witnesses attest in that on the date thereof the Owners JOSE BALTAZAR and MARIA A. BALTAZAR executed this Transfer on Death Instrument in our presence and that we, at the Owners' requests and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best our knowledge that the Owners executed this instrument as their own free and voluntary act, and that at the time of the execution the witnesses believed the Owner to be of sound mind and memory.

Witnesses	Addresses
<u>[Signature]</u>	residing at <u>7222 W. Cermak #607</u> <u>North Riverside, IL</u>
<u>Maria Garcia</u>	residing at <u>7222 W. Cermak #607</u> <u>North Riverside, IL</u>
<u>_____</u>	residing at <u>_____</u> <u>_____</u>

STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was Subscribed, sworn to and acknowledge before me by JOSE BALTAZAR and MARIA A. BALTAZAR as the Owners, and the subscribed and sworn to before me by Peter Noda, Maria Garcia and _____, witnesses, this 17th day of February, 2018.

[Signature]
Notary Public



<p>COUNTY - ILLINOIS TRANSFER STAMP EXEMPT UNDER PROVISIONS OF PAR. E SECTION 31- 45, REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45.</p> <p>DATE: <u>2/17/2018</u></p> <p><u>[Signature]</u> Buyer, Seller or Representative</p>
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LEGAL DESCRIPTION

LOT 16 IN BLOCK 3 IN KAREL V. JANOVSKY'S GAGE PARK ADDITION BEING A SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN: 19-12-425-024-0000

ADDRESS: 2700 W. 55TH STREET, CHICAGO, ILLINOIS 60632

Property of Cook County Clerk's Office