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Doc# 1811613054 Fee \$42.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2018 01:02 PM PG: 1 OF 3

PREPARED BY:

Attorney Dan Balanoff
10100 S. Ewing Avenue
Chicago, IL 60617

PROPERTY OWNER INFORMATION

Angela Castellanos
8602 S. Manistee Ave.
Chicago, IL 60617

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT

Pursuant to §755 ILCS 27/1 Et Seq.

This Transfer on Death Instrument, which was executed and signed before a notary public on this 9th day of April, in the year of 2018, by the property owner Angela Castellanos, who currently resides at 8602 S. Manistee, in the city of Chicago, and County of Cook, in the State of Illinois, with a zip code of 60617, while being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating and attesting to the following:

That the above referenced property owner is the SOLE owner of an undivided one half interest in residential real estate under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on April , 2018 as document number with the proper County Agency in the County of Cook, in the State of Illinois. Furthermore, this Transfer on Death Instrument is intended to transfer the following real property legally described as:

LOTS 1 AND 2 IN BLOCK 63 IN HILL'S ADDITION TO SOUTH CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Identification Number: **21-31-330-020-0000**

Commonly Referred to Address: **8600-8602 S. Manstee Avenue, Chicago, IL 60617**

Finally, the owner or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, or last to die of the OWNERS, the above-described real property to the named BENEFICIARY or BENEFICIARIES on the following page in the specified TENANCY TYPE if multiple BENEFICIARIES.

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TRANSFER ON DEATH INSTRUMENT, PAGE 2 – ALICIA ESPARZA

This Instrument is Exempt Pursuant to § 35 ILCS 200/31-45, Para, Illinois Real Estate Transfer Tax Law.

As referenced on the foregoing page, the aforementioned OWNER or OWNERS do now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, or last to die of the OWNERS, the above described real property to the named BENEFICIARY or BENEFICIARIES in the specified TENANCY TYPE:

BENEFICIARY DESIGNATION

Elizabeth Castellanos
191 Fieldstone Drive
Porter, IN 46304

I, or we, the SOLE OWNER of a one half undivided interest in the above real estate hereby swears and affirms that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.

Angela Castellanos
ANGELA CASTELLANOS

04-08-2018
Date

WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the foregoing Transfer on Death Instrument was executed and signed on the date referenced above, and signed by the owner or owners as her Transfer on Death Instrument in our presence and that we, at her request and in her 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 was at the time of signing of sound mind and memory, and under no undue influence.

Maria E. Arteaga
Signature

Maria E. Arteaga
Name

3349 S. Manor Dr.
Address

Lansing IL 60438
City, State, Zip

Beverley Wong
Signature

BEVERLEY WONG
Name

9306 N. BENNETT AVE
Address

EVANSTON, IL. 60203
City, State, Zip

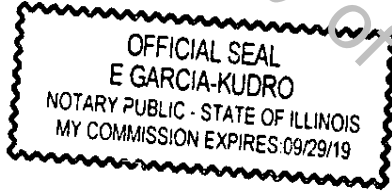
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Owner and witnesses personally known to me to be the same persons whose names are subscribed on 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 9th day of April, 2018.



NOTARY PUBLIC SIGNATURE



Property of Cook County Clerk's Office