

UNOFFICIAL COPY

**PREPARED BY AND
RETURN TO:**

Jenny Cruz Pedroza
LAW OFFICE OF JENNY CRUZ
PEDROZA LLC
4243 W. 95th Street
Oak Lawn, Illinois 60453

**OWNER'S NAME AND
ADDRESS AND MAIL TAX BILL TO:**

Francisco J. Mata
8517 South Major Avenue
Burbank, Illinois 60459

BENEFICIARY NAME:

Leticia Mata
8517 South Major Avenue
Burbank, Illinois 60459



Doc# 1821308136 Fee \$42.00

IRHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2018 03:41 PM PG: 1 OF 3

TRANSFER ON DEATH INSTRUMENT

This TRANSFER ON DEATH INSTRUMENT is made this 20th day of June 2018. I, FRANCISCO J. MATA (hereinafter "Owner"), an unmarried person, who resides at 8517 South Major Avenue, Burbank, Cook County, Illinois, being of sound mind and memory, hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument, pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1 et seq., stating as follows:

That I, FRANCISCO J. MATA, am the Sole Owner of the residential real estate under a duly recorded WARRANTY DEED, recorded on December 13, 2006 as Document Number 0534726252 in the County of Cook, State of Illinois. The residential real estate is legally described as:

LEGAL DESCRIPTION:

LOT 15 IN SUBDIVISION OF THE EAST 1/2 OF BLOCK 13 IN HARDINGS SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMON ADDRESS: 422 North Harding Avenue, Chicago, Illinois 60624

PIN(S): 16-11-126-017-0000

I, as Owner, being of sound and memory, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, do hereby convey and transfer, effective upon my death, the above described residential real estate to the following designated beneficiary, as follows:

Beneficiary:

LETICIA MATA
8517 South Major Avenue
Burbank, Illinois 60459

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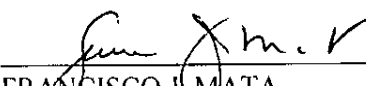
That should the above beneficiary predecease me, I convey and transfer the above described residential real estate to the following designated beneficiary:

Beneficiary:

OMAR MATA
8517 South Major Avenue
Burbank, Illinois 60459

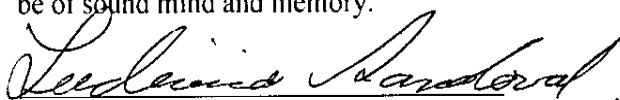
IN WITNESS WHEREOF, the said Owner has executed this Transfer on Death Instrument on the date first above written.


Signed this 20th day of June, 2018.

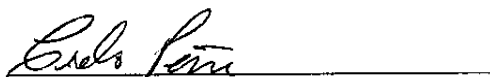

 FRANCISCO J. MATA

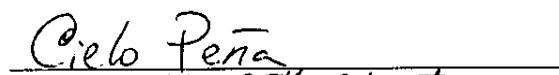
WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by FRANCISCO J. MATA, the Owner, and we hereby certify that in our presence, on the date appearing above, the above Owner FRANCISCO J. MATA signed the foregoing Transfer on Death Instrument as his own free and voluntary act, that at his request and in his presence and in the presence of each other, we have signed our names below as witnesses, and that we believe him to be of sound mind and memory.


 Witness


 4243 W. 95th Street
 Oak Lawn, IL 60453


 Witness


 4243 W. 95th Street
 Oak Lawn, IL 60453

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STATE OF ILLINOIS

COUNTY OF COOK

I, Jenny M. Cruz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that FRANCISCO J. MATA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 and notarial seal, this 20th day of June, 2018.



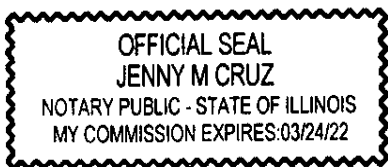
Jenny M. Cruz
Notary Public

STATE OF ILLINOIS

COUNTY OF COOK

I, Jenny M. Cruz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ludivina Sandoval and Cielo Peña, 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 in their capacity as Witnesses, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20th day of June, 2018.



Jenny M. Cruz
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 35 ILCS 200/31-45,
REAL ESTATE TRANSFER TAX LAW

DATE: June 20, 2018

[Signature]
Signature of Buyer, Seller or Representative