

THIS INSTRUMENT WAS PREPARED BY:

UNOFFICIAL COPY

Rebecca Galvan



Doc# 1826057011 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/17/2018 10:32 AM PG: 1 OF 4

NAME & ADDRESS OF PROPERTY OWNER:

Rebecca Galvan
2106 121st ST.
Blue Island, IL 60406

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ILCS 27/1 ET SEQ

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was completed and signed before a notary public on the following date: 9-12-18, by the property owner or owners, whose name is or are: Rebecca Galvan, and currently live at the street address of: 2106 121st ST. in the city of: Blue Island, and county of: Cook, in the state of: Illinois with a zip code of: 60406, while being of sound mind and disposing memory, do now hereby make, declare and publish this TODI, stating and attesting to the following. That the above-referenced property owner or owners, is or are, the SOLE owner(s) of the residential (which must be between 1 - 4 units) real estate, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on the date of: 12/6/1984 as document number: 27362672 with the proper County Agency in the County of: Cook in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property:

LEGAL DESCRIPTION: CHECK WHICH APPLIES - WRITTEN BELOW [] -OR- SEE ATTACHED [X]

PROPERTY IDENTIFICATION NUMBER(PIN): 25-30-120-012-0000

COMMONLY REFERRED TO ADDRESS: 2106 121st ST., Blue Island, Illinois 60406

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 Il. 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.

SPECIAL NOTICE: This form is provided compliments of KAREN A. YARBROUGH, COOK COUNTY RECORDER OF DEEDS and DOES NOT CONSTITUTE LEGAL ADVICE in any way, shape or form. Furthermore, it is provided WITHOUT any TITLE EXAMINATION or REVIEW of your individual estate plan. PLEASE CONTACT AN ATTORNEY OR LICENSED ESTATE PLANNING PROFESSIONAL if you have additional questions, comments or concerns regarding how to complete this form, as the COOK COUNTY RECORDER OF DEEDS OFFICE STAFF MAY NOT assist you with the preparation of this, or any, legal document.

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA. IL 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 if multiple BENEFICIARIES are listed. Additionally, in the event the BENEFICIARY or BENEFICIARIES pre-decease the OWNER or OWNERS, the following CONTINGENCY BENEFICIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE:

BENEFICIARY (A)	BENEFICIARY (B)	BENEFICIARY (C)	BENEFICIARY (D)
Jorge Galvan	Jaime Galvan	Jose Luis Galvan	Pedro Galvan
2106 121st St, Blue Island, IL 60406	5400 W. Leland Chicago, IL 60630	1763 Secretariat Ln. Irving, TX 75060	2144 W. Bertrams, Apt. 1N Chicago, IL 60618

+ see attached (E) + (F)

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names and addresses of the desired additional BENEFICIARIES. Also, if there are multiple beneficiaries, the OWNER or OWNER desires that the transfer be to those BENEFICIARIES IN THE FOLLOWING TENANCY TYPE:

CHOOSE ONE (ONLY): JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP -OR- TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP

In the event all of the above-referenced BENEFICIARIES pre-decease the owner/owners, the following CONTINGENCY BENEFICIARIES shall replace them.

CONTINGENCY BENEFICIARY (A)	CONTINGENCY BENEFICIARY (B)	CONTINGENCY BENEFICIARY (C)	CONTINGENCY BENEFICIARY (D)
	Kimberly Galvan	Brooklyn Galvan	
	Matthew Galvan	London Galvan	

I, or we, the SOLE OWNERS hereby swear and affirm that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): Rebecca Galvan PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): Rebecca Galvan SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: 9-12-18 DATE SIGNED BEFORE NOTARY: _____

WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND NOTARY PUBLIC:
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner or owners as her, his, or their voluntary TODI in our presence, at the request of her, him or them, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner or owners, was or were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

PRINT WITNESS NAME (A): Jennifer Clark SIGNATURE OF WITNESS (A): J. Clark
PRINT NAME SIGNATURE OF WITNESS (B): Dawn Tobin SIGNATURE OF WITNESS (B): Dawn Tobin
DATE SIGNED BEFORE NOTARY: 9-12-18 DATE SIGNED BEFORE NOTARY: 9-12-18

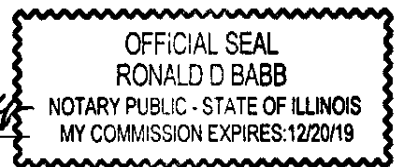
NOTARY VERIFICATION SECTION:

STATE OF ILLINOIS)
) SS DATE NOTARIZED: 9-12-18
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner or owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

AFFIX NOTARY STAMP BELOW:

PRINT NOTARY NAME: RONALD D. BABB SIGNATURE OF NOTARY: Ronald D. Babb



Legal Description: **UNOFFICIAL COPY**

The West 40 Feet of Lot 25 in Robertson's Ridge Subdivision, being a subdivision of part of Block 4 in South Washington Heights, in the Northwest $\frac{1}{4}$ of Section 30, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Beneficiary (E)

Julio Galvan
315 N. Maple Ave., 4D
Oak Park, IL 60302

Beneficiary (F)

Jose Jesus Galvan
1408 McHam St.
Irving, TX, 75062

Property of Cook County Clerk's Office