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FD-1 FORM
Form# 09-5
NOV. 2012



Doc# 1910247015 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/12/2019 02:44 PM PG: 1 OF 2

TRANSFER ON DEATH INSTRUMENT

Public Act 097-0555

OWNERS NAME AND ADDRESS AND TAXES TO:

* **FABIAN BARAJAS and his wife,**
* **CELESTE Y. HERNANDEZ**

* **10154 S. Indianapolis Blvd.**
Chicago, Illinois 60617

BENEFICIARY'S NAME AND ADDRESS:
CHRISTOPHER SEGER

* **10154 S. Indianapolis Blvd.,**
* **Chicago, Illinois 60617, and**

* **EMILY HERNANDEZ, 8957 S. Exchange,**
* **Apt#2, Chicago, Illinois 60617.**

(The Above Space For Recorder's Use Only)

Section 755 ILCS 27/95 (2012). "Preparation of a transfer on death instrument or its revocation. A **TRANSFER ON DEATH INSTRUMENT** or its revocation shall be prepared only by an Illinois licensed attorney. Nothing in this Section, however, shall prohibit an owner from preparing his or her own transfer on death instrument or revocation."

THIS TRANSFER ON DEATH INSTRUMENT made this April 11, 20 19, by FABIAN BARAJAS and his wife, CELESTE Y. HERNANDEZ, of the City of Chicago, County of Cook and State of Illinois, (herein "Owner/Owners") being the sole Owner(s) of the following legally described (see reverse for legal description) Residential Real Estate located in Cook County, Illinois.

Property Address: 10154 S. Indianapolis Blvd, Chicago, Illinois 60617 Parcel Identification Number: 26-08-123-009-0000

The Owner(s) and or Agent(s) being of competent mind and capacity, and waiving and releasing all right under the homestead right(s) exemption laws of the State of Illinois, hereby convey(s) and transfer(s), effective on the death of the Owner last to die, the above described real estate to:

(NAME) CHRISTOPHER SEGER	75%
(ADDRESS) 10154 S. Indianapolis Blvd., Chicago, Illinois 60617	(PERCENTAGE SHARE)
(NAME) EMILY HERNANDEZ, 8957 S. Exchange, Apt. #2, Chicago, Illinois 60617	25%
(ADDRESS)	PERCENTAGE SHARE)

IN WITNESS WHEREOF, the said Owner(s) has/ve hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

(SIGNATURE) Fabian Barajas

[Owner's Name] FABIAN BARAJAS
PRINTED

(SIGNATURE) Celeste Hernandez

[Owner's Name] CELESTE Y. HERNANDEZ
PRINTED

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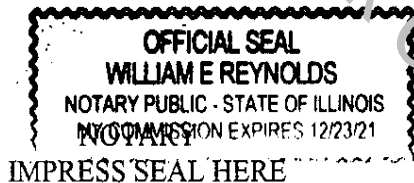
We the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence and in the presence of each other, have signed our name as witnesses thereto, believing to best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

(WITNESS NAME) Catherine Kafka
 (WITNESS SIGNATURE) Cathu Kafka
 (WITNESS ADDRESS) 8073 Patterson CT Dyer IN 46311 WITNESS NO. 1
 (PHONE) 773-731-3311

(WITNESS NAME) Julissa Blackmon
 (WITNESS SIGNATURE) Julissa Blackmon
 (WITNESS ADDRESS) 69618 S. Commercial Ave Chicago IL 60610 WITNESS NO. 2
 (PHONE) 773-731-3311 ex 509

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner(s) and Witnesses personally known to me to be the same person(s) whose name(s) 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.

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)



GIVEN UNDER my hand and notarial seal this day of April 11, 2019

William E Reynolds
 (Notary Public)

My commission expires on 12-23-21

Legal Description

of premises commonly known as SOUTHEASTERLY 5 FEET OF LOT NINE (9) LOT TEN (10) IN BLOCK THIRTY-THREE (33), IN THE RESUBDIVISION OF ALL THAT PART OF TAYLORS FIRST ADDITION TO SOUTH CHICAGO, LYING EAST OF THE WEST TWENTY (20) CHAINS THEREOF, IN NORTH FRACTIONAL HALF (1/2) OF FRACTIONAL SECTION 8, TOWN 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

"Regarding applicable exemptions (if any) under the municipal real estate transfer Tax Act(s), please consult an attorney."

PREPARED BY AND RETURN TO: (AFTER RECORDING)

4-11-19 William E Reynolds
 (DATE) BUYER, SELLER, REPRESENTATIVE

WILLIAM E. REYNOLDS

(NAME)

9618 S. Commercial Avenue

(ADDRESS)

Chicago, Illinois 60617
 (CITY, STATE AND ZIP)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, PROPERTY TAX CODE