

THIS INSTRUMENT WAS PREPARED BY:

UNOFFICIAL COPY

Maria Gpe. Miramontes

11033 S. Ave D

Chicago Ill. 60617

NAME & ADDRESS OF PROPERTY OWNER:

Maria Gpe. Miramontes

11033 S. Ave D

Chicago IL 60617



1917734068*

Doc# 1917734068 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/26/2019 01:27 PM PG: 1 OF 2

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: April 25, 2019, by the property owner or owners, whose name is or are:

Maria G. Miramontes and currently live at the street address of: 11033 S. Ave D in the city of: Chicago, and county of: USA, in the state of: USA Illinois with a zip code of: 60617, 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: 4/25/19 as document number: 00944070 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 [X] -OR- SEE ATTACHED []

Lot Ninety five (95) in the fair elms FOURTH ADDITION, A RESUBDIVISION OF BLOCKS 5, 10, 14, THE EAST 133 FEET OF BLOCK 5, 11, THE EAST HALF (1/2) OF BLOCK 13, EXCEPT THE SOUTH 130 FEET THEREOF, AND THE WEST HALF (1/2) OF BLOCK 15, ALL IN THE FIRST ADDITION TO F. J. LEWIS' SOUTHEASTERN DEVELOPMENT BEING A SUBDIVISION IN THE EAST FRACTIONAL HALF (1/2) OF SECTION 17, TOWN 37, NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN. * TOGETHER WITH THE SOUTH 130 FEET OF THE EAST 1/2 OF THE SAID BLOCK 15,

PROPERTY IDENTIFICATION NUMBER(PIN): 26 - 17 - 401 - 011 - 0000

COMMONLY REFERRED TO ADDRESS: 11033 S. Ave D Chicago IL 60617-6845

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 EDWARD M. MOODY, 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.

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO 835 ILCS 200/31-45, PARA. 11, 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:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
Ma. del Refugio Miramontes Ortiz Franbollanes #464 Zapopan, Jal. Mexico C.p. 45130	Hector Alejandro Miramontes Ortiz Privada Salvador Gonzalez #533 Zapopan, Jal. Mexico C.p. 45180	Gerardo Oracio Miramontes Ortiz Franbollanes #478 Zapopan, Jal. Mexico C.p 45130	

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.

<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>

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): Maria Gpe. Miramontes PRINT OWNER NAME (B): _____

SIGNATURE OF OWNER (A): Maria Gpe. Miramontes SIGNATURE OF OWNER (B): _____

DATE SIGNED BEFORE NOTARY: 4.29.19 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): Mercedes De la Huerta PRINT WITNESS NAME (B): Rosalina Carvaja

SIGNATURE OF WITNESS (A): Mercedes De La Huerta SIGNATURE OF WITNESS (B): Rosalina Carvaja

DATE SIGNED BEFORE NOTARY: 4.29.19 DATE SIGNED BEFORE NOTARY: 4.29.19

NOTARY VERIFICATION SECTION:

STATE OF Illinois)
) SS
COUNTY OF Cook)

DATE NOTARIZED: 4/29/19

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.

PRINT NOTARY NAME: Blanca Roggenkamp SIGNATURE OF NOTARY: Blanca Roggenkamp

AFFIX NOTARY STAMP BELOW:

