

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

Name & Address of Owner:  
Apolinar Garcia &  
Clemencia Garcia  
4418 N. Mango Ave  
Chicago, IL 60630

This was prepared by  
(& mail recorded transfer on  
death instrument to):  
Eric G. Matlin  
Matlin Law Group, P.C.  
Attorneys & Counselors at Law  
500 Skokie Boulevard #100  
Northbrook, IL 60062



\*1920349510\*

Doc# 1920349510 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/22/2019 03:55 PM PG: 1 OF 3

(The space above for Recorder's use only.)

The Owners, APOLINAR GARCIA and CLEMENCIA GARCIA, a married couple, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument by stating as follows:

That the above referenced property owners are owners of the residential real estate under a duly recorded deed recorded 05/24/2011 as document #1114433026.

That we hereby revoke all prior Transfer on Death Instruments executed and recorded by us with regard to the real estate described below, located in the Cook County, Illinois.

That upon the death of the surviving owner, we give all rights, shares and interest in the real estate described below, located in Cook County, Illinois, to our children in equal shares. If any child of ours is not then living, the share he or she would have received shall be distributed to his or her then living descendants, *per stirpes*, or if any child is deceased leaving no descendants, then his or her share shall lapse. We have four (4) children now living, namely:

CHARLES GARCIA;  
MARSHALL KAAL;  
POLY GARCIA;  
BERONICA PUHR.

SEE ATTACHED LEGAL DESCRIPTION

Street address: 4418 N. Mango Avenue, Chicago, IL 60630  
Real estate index number: 13-17-229-029-0000

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The Owners have signed this transfer on death instrument on July 13, 2019.

*Apollinar Garcia*  
 Apollinar Garcia, Owner

*Clemencia Garcia*  
 Clemencia Garcia, Owner

The Owners, APOLINAR GARCIA and CLEMENCIA GARCIA, signed this transfer on death instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Owners to be of sound mind and memory at the time of signing.

Witnesses

Addresses

*Lee A. Schneider*  
*Mary E. Vanek*

500 Skokie Blvd Ste 100, Northbrook, IL 60062-2885

500 Skokie Blvd Ste 100, Northbrook, IL 60062-2885

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

The witnesses, being duly sworn, state that on this 13th day of July, 2019, we saw the Owners, APOLINAR GARCIA and CLEMENCIA GARCIA, sign this transfer on death instrument, in our presence, we attested this transfer on death instrument in the Owners' presence and in the presence of each other, and we believed the Owners to be of sound mind and memory and under no constraint or undue influence at the time of signing of this transfer on death instrument. The Owners affirms this statement.

*Apollinar Garcia*  
 APOLINAR GARCIA, Owner

*Clemencia Garcia*  
 CLEMENCIA GARCIA, Owner

**Lee A. Schneider**

*Lee A. Schneider*

WITNESS

**Mary E. Vanek**

*Mary E. Vanek*

WITNESS

SIGNED and sworn to before me by the Owners, APOLINAR GARCIA and CLEMENCIA GARCIA and by each of the above witnesses, this 13th day of July, 2019.

*Jeffery Ramirez* (SEAL)  
 NOTARY PUBLIC

PL 451658\_5



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## LEGAL DESCRIPTION

LOT 120 IN WILLIAM H. BRITIGANS SECOND ADDITION TO PORTAGE PARK IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property commonly known as: 4418 N. Mango Avenue, Chicago, IL 60630  
Real estate index number: 13-17-229-029-0000

Property of Cook County Clerk's Office