

# UNOFFICIAL COPY

**TRANSFER  
ON  
DEATH  
INSTRUMENT**



Doc# 1924910093 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/06/2019 01:37 PM PG: 1 OF 4

Property of Cook County Office

*Anton Auom*

ERNESTO LIMA MENA (hereinafter in this Transfer on Death Instrument referred to as "Owner"), hereby states that she is the owner of the following described real estate situated in the County of Cook, State of Illinois more fully described in "Exhibit A – Legal Description" attached.

Permanent Real Estate Index Number: 13-12-218-044-0000

Address of Real Estate: 5411 N. Artesian Avenue, Chicago, IL 60625

The Owner being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby declares her intention to create and execute this TRANSFER ON DEATH INSTRUMENT to provide for the transfer of title to the described real estate to occur and take effect upon the death of the named Owner, and not before, pursuant to the provisions of the Transfer on Death Act of the State of Illinois.

By this document, the Owner does hereby revoke and cancel only any prior specific devises relating to the described real estate made in any Last Will and Testament made by Owner relating to the described real estate and any prior TRANSFER ON DEATH INSTRUMENT made by Owner which has been executed and recorded on any date prior to the date to the date of recording of this instrument.

Upon the death of the Owner named herein, if title remains vested in the herein named Owner at the time of the death of Owner, Owner hereby conveys, devises, and transfers all the interest of the Owner in the described real estate to the following named beneficiaries in the percentage interests set forth:

KARLA MARIA AGUIRRE MENDOZA to an undivided one hundred percent (100%) interest.

S ✓  
P 4  
S —  
M —  
SC ✓  
E —  
INT da

# UNOFFICIAL COPY

Upon the certification of the death of the Owner and the acceptance by the beneficiaries of title to the premises by instrument recorded within two years of the date of death, the interest of Owner shall be transferred pursuant to the Transfer on Death Act of the State of Illinois and remain vested in the name of the said beneficiaries in the percentages stated to have and to hold said premises forever subject to all unpaid general real estate taxes and special assessments, and any other matters of record of any nature whatsoever affecting the title to said real estate and the provisions of the Transfer on Death Act of the State of Illinois.

That this document may also be construed as a codicil or amendment to any Last Will and Testament of Owner dated prior to the date of this instrument.

In making this declaration as stated, the undersigned Owner has executed this Transfer on Death instrument this 13 day of July, 2019.

  
 \_\_\_\_\_  
**ERNESTO LIMA MENA**

## ATTESTATION OF WITNESSES

We, the below named witnesses to the Transfer on Death Instrument, executed by ERNESTO LIMA MENA, Owner, being first duly sworn on oath, state that each of us was present and saw the Owner, in our presence, sign the Transfer on Death Instrument of which the Attestation is part; that this instrument is signed by each of us in the presence of the said Owner and in the presence of each other; and, that each of us believed the said Owner to be of sound mind and memory at the time of signing.

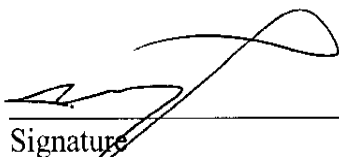
  
 \_\_\_\_\_  
 Signature

Residing at: \_\_\_\_\_

Address

5045 N Harlem, Chicago IL 60656

Soula Stratton  
 \_\_\_\_\_  
 Printed Name

  
 \_\_\_\_\_  
 Signature

Residing at: \_\_\_\_\_

Address

5045 N Harlem, Chicago, IL 60656

James C. Arizmendes  
 \_\_\_\_\_  
 Printed Name

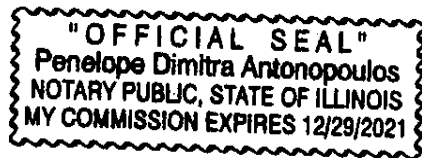
# UNOFFICIAL COPY

STATE OF IL )  
 ) ss  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the Owner and Witnesses named herein, specifically, ERNESTO LIMA MENA, Owner, Soula Statten, Witness, and James P. Antonopoulos, Witness, being first duly sworn upon oath and known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being sworn upon their oath, acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth in the presence of each other and that the herein named witnesses saw the Owner sign this instrument in the presence of the undersigned notary and each witness.

Given under my hand and official seal, this 18<sup>th</sup> day of July, 2019.

  
NOTARY PUBLIC



This instrument was prepared by and mail to:  
James P. Antonopoulos  
Attorney at Law  
5045 N Harlem Avenue  
Chicago, IL 60656

Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1: THE WEST 18.75 FEET OF THE EAST 62.04 FEET AND THE NORTH 9.50 FEET OF THE SOUTH 19 FEET OF THE EAST 24.08 FEET OF THAT PART OF LOT 3 LYING WEST OF THE WEST LINE OF THE NORTH AND SOUTH ALLEY WHICH ADJOINS GUINANDA ARTESIAN SUBDIVISION EXTENDED SOUTH (EXCEPT THAT PART OF SAID LOT 3 FALLING IN SAID SUBDIVISION) AND LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT3, THROUGH A POINT IN SAID WEST LINE 58.13 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 3 OF ASSESSOR'S DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATIONS OF COVENANTS AND EASEMENTS DATED MARCH 6, 1957 AND RECORDED MARCH 11, 1957 AS DOCUMENT NUMBER 16846064, MADE BY JOHN SURIANO AND LOIS K. SURIANO AND AS CREATED BY MORTGAGE FROM JOHN SURIANO AND LOIS K. SURIANO TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION DATED MARCH 18, 1957 AND RECORDED MARCH 21, 1957 AS DOCUMENT NUMBER 16855930 AND AS CREATED BY DEED FROM JOHN SURIANO AND LOIS K. SORIANO, TO JACK BLUMENTHAL AND FRANCES RUTH BLUMENTHAL DATED SEPTEMBER 15, 1958 AND RECORDED OCTOBER 21, 1958 AS DOCUMENT NUMBER 17352535 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 13-12-218-044-0000

Address of Real Estate: 5411 N. Artesian Avenue, Chicago, IL 60625