

UNOFFICIAL COPY



1929517069

Doc# 1929517069 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/22/2019 01:12 PM PG: 1 OF 3

PREPARED BY:

Attorney Dan Balanoff
10100 S. Ewing Avenue
Chicago, IL 60617

PROPERTY OWNER INFORMATION

Ida Fernandez
10645 S. Calhoun Ave.
Chicago, IL 60617

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT

Pursuant to §755 ILCS 27/1 Et Seq.

This Transfer on Death Instrument, which was executed and signed before a notary public on this 10th day of October in the year of 2019, by the property owner or owners, Ida Fernandez, who currently resides at 10645 S. Calhoun Ave., City of Chicago and County of Cook, in the State of Illinois, with a zip code of 60617, while being of sound mind and disposing memory, do now hereby make, declare and publish this Transfer on Death Instrument stating and attesting to the following:

That the above referenced property owner or owners 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 September 4th, 1992 as document number 92659896 with the proper County Agency in the County of Cook, in the State of Illinois. Furthermore, this Transfer on Death Instrument is intended to transfer the following real property legally described as:

LOT TWENTY FOUR (24) IN BLOCK TWO (2) IN IRONDALE, A SUBDIVISION OF THE EAST HALF (1/2) OF SECTION 13, SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWN 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Identification Number: **25-13-202-021-0000**

Commonly Referred to Address: **10645 S. Calhoun Avenue, Chicago, IL 60617**

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 Illinois, 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.

S Y
P 3
S —
M —
SC Y
E —
INT JA

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT, PAGE 2 -- IDA FERNANDEZ

This Instrument is Exempt Pursuant to § 35 ILCS 200/31-45, Para, Illinois 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 DESIGNATION

Lisa Ramirez In fee simple.
10619 S. Calhoun
Chicago, IL 60617

I, or we, the SOLE OWNER(S) of the above real estate hereby swears and affirm that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.

Ida Fernandez
Ida Fernandez

10-10-19
DATE

Property of Cook County Clerk's Office

UNOFFICIAL COPY

WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the foregoing Transfer on Death Instrument was executed and signed on the date referenced above, and signed by the owner or owners as his/her/their voluntary Transfer on Death Instrument in our presence, at the request of him/her/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.

Frances Torres
Signature

FRANCES TORRES
Name

8015 HOUSTON
Address

CHGO, IL. 60617
City, State, Zip

Beverley Wong
Signature

Beverley Wong
Name

9306 N. Bennett Ave
Address

EVANSTON, IL, 60203
City, State, Zip

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that 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 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. Given under my hand and notarial seal this 10th day of October, 2019.

E Garcia Kudro
NOTARY PUBLIC

