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PREPARED BY:

Attorney Dan Balanoff 10100 S. Ewing Avenue Chicago, 1L 60617

PROPERTY OWNER INFORMATION

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



Doc# 1929517069 Fee \$88.00

RHSP FEE:S9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

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

ILLANOIS 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. Cathour Ave., City of Chicago and County of Cook, in the State of Illinois, with a zip code of 60611 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:

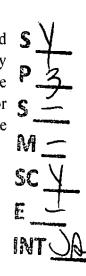
That the above referenced property owner or owners are the SOLE owner(s) of the residential (which must be between 1-4 units) real estate, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on September 4th, 1992 as document number 92659896 with the proper County Agency in the 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.



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TRANSFER ON DEATH INTRUMENT, 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 10619 S. Calhoun Chicago, IL 60617 In fee simple.

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

DATE

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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.

Times 6	mez	FRANCES TORRES
Signature		Name
9	Ox	8015 Houston Address
	Co	<u>CH60, FL. 60617</u> City, State, Zip
Swindy	ny 1	Beverley Wong
Signature (V	Name 1
V		9306 N. Bennett AUE
		Address
		Exanston, 12, 60203
		City, State Zin
		'5
STATE OF ILLINOIS)) SS	
COUNTY OF COOK)	C.

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.

Jace Kudes
NOTARY PUBLIC

OFFICIAL SEAL
E GARCIA-KUDRO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/28/23