

PREPARED BY:
Matthew Brady
Attorney at Law
5576 N. Elston Ave.
Chicago, IL 60630-1345

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Doc# 2004915151 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/18/2020 09:51 AM PG: 1 OF 4

MAIL TO:
Matthew Brady
Attorney at Law
5576 N. Elston Ave.
Chicago, IL 60630-1345

SEND SUBSEQUENT TAX BILLS TO:
Jerome A. Hernandez
5110 N. Neenah Ave.
Chicago, IL 60656-3729

TRANSFER ON DEATH INSTRUMENT

(Pursuant to the Illinois Residential Real Property
Transfer on Death Instrument Act, 755 ILCS 27/1 et seq.)

THE GRANTORS / OWNERS, Jerome A. Hernandez and Vanessa V. Hernandez, husband and wife, of 5110 N. Neenah Ave. Chicago, IL 60656-3729, being over 18 years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind, and otherwise having the capacity to do so, hereby revoke all prior Transfer on Death Instruments pertaining to the realty described below and make this Transfer on Death Instrument on this 15th day of February 2020 so that, upon the deaths of both GRANTORS / OWNERS, Jerome A. Hernandez and Vanessa V. Hernandez, all right, title, and interest in the real estate described below, located in Cook County Illinois, shall pass to the following Designated Beneficiaries, in equal shares and as Tenants in Common, *per stirpes*:

Elliana C. Hernandez
our daughter
5110 N. Neenah Ave.
Chicago, IL 60656-3729

Sophia J. Hernandez
our daughter
5110 N. Neenah Ave.
Chicago, IL 60630-3729

LOT 42 (EXCEPT THE SOUTH 78 FEET 6 INCHES THEREOF) AND THE SOUTH 9 FEET 10 INCHES OF LOT 43 IN WILLIAM ZELOSKY'S FOSTER AVENUE GARDEN LOTS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 5110 N. Neenah Ave.
Chicago, IL 60656-3729

PIN no: 13-07-405-050-0000

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SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes for the year 2019 and subsequent years.

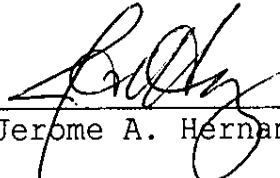
THE GRANTORS / OWNERS hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

If a Designated Beneficiary predeceases the GRANTOR / OWNER, or disclaims his or her share of the residential real estate within ninety (90) days of the date of the GRANTOR / OWNER'S death, then the share of the residential real estate that the Designated Beneficiary would have received shall be transferred to that Designated Beneficiary's then living descendants, if any, *per stirpes*, as provided below.

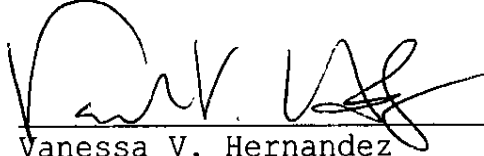
For purposes of this instrument, whenever a portion or all of the above-described residential real estate is directed to be conveyed and transferred to the then living descendants, *per stirpes*, of a Designated Beneficiary, such portion or all of the residential real estate shall be divided into as many equal shares as are necessary to create one share for each living child of such person and to create one share collectively for the then living descendants of each child of such person who is then deceased, leaving one or more descendants then living. Each share so created for a living child shall be conveyed and transferred to such child. Each share so created for the descendants of a deceased child shall be conveyed and transferred *per stirpes* to such descendants.

If any interest in the above-described residential real estate becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his legal guardian, if any, otherwise to a parent, if living, or if none living, then to his or her nearest living adult kindred who is also a beneficiary hereunder, or if none, then to the person's nearest living adult kindred as custodian for the minor under the Illinois Uniform Transfers to Minors Act until the age of 21.

Dated this 15th day of February 2020



Jerome A. Hernandez (Seal)



Vanessa V. Hernandez (Seal)

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On the date last above written, we saw the GRANTORS / OWNERS, Jerome A. Hernandez and Vanessa V. Hernandez, husband and wife, sign in our presence and hearing the foregoing instrument at its end. They then declared it to be their Transfer on Death Instrument pertaining to the residential realty located at 5110 N. Neenah Ave. Chicago, IL 60656-3729, legally described above, and requested us to act as witnesses to it. We then, in their presence and hearing, in the presence and hearing of each other, and in the presence and hearing of the undersigned notary, signed our names as attesting witnesses, believing the GRANTORS / OWNERS, Jerome A. Hernandez and Vanessa V. Hernandez, at all times herein mentioned, to be over eighteen years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind. In addition, each witness states that he or she is over eighteen years of age and mentally competent.

Elyse Archy
ELYSE L. BEAY

Residing at:

5265 N. LACROSSE AVE.
CHICAGO, IL 60630-7603

James E. Dowsey II
JAMES E. DOWSEY II

Residing at:

4840 N. LINCOLN AVE.
Apt. 106
CHICAGO, IL 60630-3147

Exempt under the provisions of Paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Law

Jerome A. Hernandez, Vanessa V. Hernandez, Or Agent

Dated: FEBRUARY 15, 2020

State of Illinois) ss.
County of Cook)

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AFFIDAVIT

Jerome A. Hernandez, Vanessa V. Hernandez, ELLEN L. BRADY, and JAMES E. DOWNEY II, the GRANTORS / OWNERS and the witnesses, respectively, whose names are signed to the foregoing Transfer on Death Instrument, being first duly sworn, do hereby declare to the undersigned authority that Jerome A. Hernandez and Vanessa V. Hernandez signed and executed the foregoing instrument as their Transfer on Death Instrument pertaining to the residential realty located at 5110 N. Neenah Ave. Chicago, IL 60656-3729, and that they signed willingly and that they executed it as their free and voluntary act for the uses and purposes therein expressed; and that each witness states that he or she signed the foregoing Transfer on Death Instrument as witnesses in the presence and hearing of the GRANTORS / OWNERS, in the presence and hearing of each other, and in the presence and hearing of the undersigned notary, and that to the best of his or her knowledge both GRANTORS / OWNERS are over eighteen years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind. In addition, each witness states that he or she is over eighteen years of age and mentally competent.

[Signature]
Jerome A. Hernandez
GRANTOR / OWNER

[Signature]
Vanessa V. Hernandez
GRANTOR / OWNER

[Signature]
Witness

[Signature]
Witness

Subscribed, sworn and acknowledged before me by Jerome A. Hernandez and Vanessa V. Hernandez, GRANTORS / OWNERS, and by ELLEN L. BRADY and JAMES E. DOWNEY II, witnesses, this 15th day of February 2020.

[Signature]
Notary Public

My commission expires: June 8, 2023

