



\*2031662055\*

Prepared by and Mail To:  
Robert K. Naumann, P.C.  
50 Turner Ave Ste 200  
Elk Grove Village IL 60007

Doc# 2031662055 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/11/2020 03:28 PM PG: 1 OF 4

Send Subsequent Tax Bills To:  
Nicolas Trejo Chavez  
850 Wellington Avenue, Unit 512  
Elk Grove Village, Illinois 60007

REVOCABLE TRANSFER ON DEATH INSTRUMENT

OWNER OR OWNERS MAKING THIS INSTRUMENT:

Nicolas Trejo Chavez, currently residing at 850 Wellington Avenue, Unit 512, Elk Grove Village, Illinois 60007.

LEGAL DESCRIPTION OF THE REAL ESTATE:

PARCEL 1:

UNIT NO. 512 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PCL'):

SUBDIVISION LOT 'A' IN LOT 2 IN VILLAGE ON THE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT NUMBER 21380121 IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 53436, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21615784; TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTIES AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS FOR VILLAGE ON THE LAKE HOMEOWNERS ADDITION EXECUTED BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 AND KNOWN AS TRUST NUMBER 53436, DATED JUNE 18, 1971 AND RECORDED JUNE 18, 1971 AS

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# UNOFFICIAL COPY

DOCUMENT NUMBER 21517208 AND AS CREATED BY DEED MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER AGREEMENT DATED MARCH 25, 1969 AND KNOWN AS TRUST NUMBER 53436, TO THOMAS WOELFLE DATED AUGUST 19, 1972 AND RECORDED OCTOBER 3, 1972 AS DOCUMENT NUMBER 22071588 FOR INGRESS AND EGRESS OVER LOT 2 UNIT W 054308 140328 RESIDENTIAL TITLE INSURANCE POLICY 9 71-56-042 SCHEDULE A CONTINUED (EXCEPT SUBDIVISION LOTS 'A', 'B' AND 'C') IN VILLAGE ON THE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 29 AND PART OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT NUMBER 21380121, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 850 Wellington Avenue, Unit 512, Elk Grove Village, Illinois 60007  
Permanent Index Number: 08-32-101-008-1090

## PRIMARY BENEFICIARY:

Upon my death I designate the following beneficiaries:

My daughters, **Celeste Trejo Aguilar**, currently residing at 5418 Danbury Circle, Lake in the Hills, Illinois 60156 and **Quetzalli Trejo**, currently residing at 5418 Danbury Circle, Lake in the Hills, Illinois 60156, in equal shares, share and share alike, provided that if either of them does not survive me, the then living descendants of either of them that predecease the survivor of me shall take per stirpes the share which my deceased beneficiary would have received.

## ALTERNATE BENEFICIARY:

If none of my primary beneficiaries survives me, I designate as alternate beneficiaries my heirs. Heirs and their respective shares shall be determined under the laws of descent and distribution of Illinois at my death for property located in Illinois as if I had died on the termination date unmarried and domiciled in Illinois.

## NOTICE TO BENEFICIARIES:

**Pursuant to Sections 75 and 80 of the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/75, you may disclaim your interest or in order to confirm title you may file a notice of death affidavit after the owner's death in the office of the recorder in the county or counties where the residential real estate is located.**

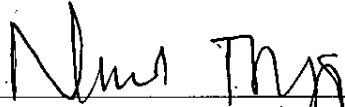
## TRANSFER ON DEATH:

I, **Nicolas Trejo Chavez**, owner of the Real Estate described above, hereby revoke all prior Transfer on Death Instruments prepared by me pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act with respect to the real estate identified above, and I hereby transfer upon my death all interest in the Real Estate described above, situated in the County of Cook, State of Illinois, to the beneficiaries as designated above to have and to hold as TENANTS IN COMMON. Before my death, I have the right to revoke this instrument by an appropriate instrument signed by me recorded in the county where this instrument is recorded and otherwise complying with applicable law.

**UNOFFICIAL COPY**SIGNATURE OF OWNER OR OWNERS MAKING THIS INSTRUMENT:

IN WITNESS WHEREOF I have signed this Revocable Transfer on Death Instrument, consisting of three (3) pages, the following page included, and for the purpose of identification have placed my initials at the foot of each preceding page, this \_\_\_ day of September, 2020.

Signed:

  
 \_\_\_\_\_  
 Nicolas Trejo Chavez, Owner

**EXEMPT** under the provisions of Section 31-45(e)  
 of the Real Estate Transfer Tax Law.

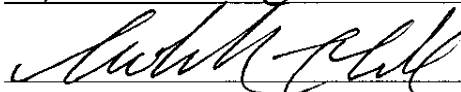
Date 9/3/2020 By:   
 \_\_\_\_\_  
 Owner or Representative

**CERTIFICATION** We certify that the above instrument was on the date thereof signed and declared by **Nicolas Trejo Chavez** as his Revocable Transfer on Death Instrument in our presence and that we, at their request and in his presence and in the presence of each other, have signed our names as witnesses thereto, believing him to be of sound mind and memory at the time of signing.

Printed name: Michelle Westlander

Residing at: 1050 E Anderson Dr

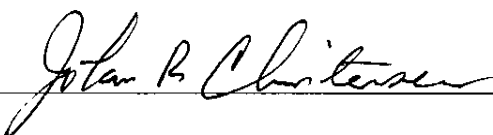
Palatine IL 60067

Signature:   
 \_\_\_\_\_

Printed name: John R Christensen

Residing at: 69 Keswick Road

Elk Grove Village IL 60007

Signature:   
 \_\_\_\_\_

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )        SS

I, the undersigned, being the owner and the witnesses, respectively, whose names are signed to the foregoing instrument, and being first duly sworn, do hereby declare to the undersigned authority that the owner, in the presence of witnesses, signed the instrument as his Revocable Transfer on Death Instrument and that he signed willingly; and that each of the witnesses, in the presence of the owner and in the presence of each other, signed the instrument as a witness and that, to the best of his or her knowledge, the owner was at that time of legal age of sound mind and under no constraint or undue influence.

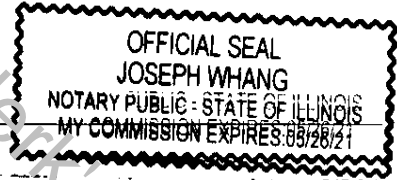
*Nicolas Chavez*  
\_\_\_\_\_  
OWNER

*Paul Charl*  
\_\_\_\_\_  
WITNESS

*John R. Christian*  
\_\_\_\_\_  
WITNESS

Signed and sworn to before me by **Nicolas Train Chavez**, the Owner, and by each of the above witnesses, this 3rd day of September 2020.

*Joseph Whang*  
\_\_\_\_\_  
NOTARY PUBLIC



My commission expires 5/26/2021

Property of Cook County Clerk's Office