

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

PREPARED BY Peter W. Schmidt  
P. O. Box 852, LaGrange, Illinois 60525

### MAIL TO:

PETER W SCHMIDT  
PO BOX 852  
LA GRANGE IL 60525

### MAIL TAX BILL TO:

Daniel Miranda  
3924 Forest Avenue  
Brookfield, Illinois 60513



Doc# 2034913106 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/14/2020 12:38 PM PG: 1 OF 2

Pursuant to the Illinois Residential Real Property Transfer on Death Act (755 ILCS 27/1 *et seq.*), this Transfer On Death Instrument is executed by Daniel R. Miranda (hereinafter referred to as "Owner"), who resides at 3924 Forest Avenue, Brookfield, Illinois 60513, who is of sound mind and disposing memory, now revoking all prior Transfers On Death Instruments he may have executed for the below described real estate, and who hereby makes, declares and publishes this Transfer On Death Instrument, and states that he is the sole owner of the following residential real estate in Cook County, Illinois:

LEGAL DESCRIPTION: LOT 17 IN BLOCK 4 IN RICKER'S ADDITION TO BROOKFIELD, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 18-03-205-019-0000

COMMONLY KNOWN AS: 3924 Forest Avenue, Brookfield, Illinois 60513

The said Owner, being of sound mind and memory, and waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, hereby conveys and transfers the above-described real estate, effective on the death of the Owner, to his son, Jeffrey B. Miranda of 5110 N. Western Avenue, Chicago, Illinois 60625.

EXEMPT under provisions of paragraph (e), Section 31-45, Property Tax Code [35 ILCS 200/31-45], and Section 74-106(5), Cook County Ordinances.

Dated: 10-1, 2020

x Daniel R. Miranda  
Daniel R. Miranda

S Y  
P 2  
S X  
M NO  
SC X  
E Yes  
INT AB

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WITNESS DECLARATION:

We, the undersigned witnesses, hereby certify that the above Transfer On Death Instrument was, on the date stated above, signed and declared by the Owner as his Transfer On Death Instrument and as his free and voluntary act in our presence, and that we, at his request and in his presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no influence.

Witnesses

Addresses

x Jocelyn Peratta  
Jocelyn Peratta  
Name Printed

residing at 1062 Crestwood Lane,  
Bolingbrook IL 60440

x Ellen M Ostia  
Ellen M. Ostiek  
Name Printed

residing at 3534 Home Ave  
Berwyn IL 60402

x Joyce Diesman  
JOYCE DIESMAN  
Name Printed

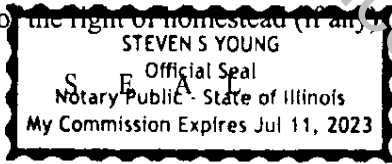
residing at 534 Barnsdale Rd.  
La Grange Park, IL 60526

State of Illinois )  
                          ) ss  
County of Cook    )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above-stated Owner and witnesses are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead (if any).

Given under my hand and official seal

this 1 day of October, 2020.



Steven S. Young  
Notary Public

Commission expires: July 11, 2023