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DOCUMENT TYPE TO BE RECORDED

TRANSFER ON DEATH INSTRUMENT

PROPERTY OWNER(S) & FUTURE GRANTOR(S)

MR. MOISES QUINONES (A MARRIED MAN)

PROPERTY IDENTIFICATION NUMBERS:

26-08-112-021-0000

Doc# 2034919018 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/14/2020 02:51 PM PG: 1 OF 4

BENEFICIARIES & FUTURE GRANTEEES & CONTINGENCY BENEFICIARIES & FUTURE GRANTEEES

MR. CESAR QUINONES

MR. RENE QUINONES

MR. ISRAEL QUINONES

MR. CARLOS QUINONES

RESIDENTIAL TRANSFER ON DEATH INSTRUMENT PURSUANT TO §755 ILCS 27/

I, MR. MOISES QUINONES (A MARRIED MAN), the owner of the RESIDENTIAL REAL PROPERTY located at 9955 SOUTH AVENUE H, in CHICAGO, ILLINOIS 60617 within COOK COUNTY and situated in HYDE PARK TOWNSHIP do now hereby declare that on this 11TH DAY OF DECEMBER, IN THE YEAR 2020 that while under sound mind and memory, while also of full competency do now designate that UPON MY DEATH, I designate the above-referenced BENEFICIARIES are to IMMEDIATELY become the owners of the below-described RESIDENTIAL REAL PROPERTY. Furthermore, I also acknowledge that when said transfer occurs, I ALSO relinquish ALL HOMESTEAD RIGHTS to the named BENEFICIARIES for the following RESIDENTIAL REAL PROPERTY TO WIT:

COMMONLY KNOWN ADDRESS TO BE TRANSFERRED UPON DEATH:

9955 SOUTH AVENUE H, CHICAGO, ILLINOIS 60617

LEGAL DESCRIPTION OF PROPERTY:

SEE ATTACHED P.4

PREPARER'S NAME & MAIL TO AFTER RECORDING INFO:

THE LAW OFFICES OF MARIO A. REED

PAGE 1 OF 4



THE LAW OFFICES OF MARIO A. REED The Education Esquire

625 EAST 170TH STREET, UNIT 2 EAST SOUTH HOLLAND, ILLINOIS 60473 www.lawofficesofmarioareed.com

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FINALLY, I, MR. MOISES QUINONES (A MARRIED MAN), the owner of the aforementioned RESIDENTIAL REAL PROPERTY situated in the STATE OF ILLINOIS, do also hereby declare that the property should pass to the following BENEFICIARY in FEE SIMPLE as 100% INTEREST.

BENEFICIARIES (EACH OWNING A 25% INTEREST AS A TENANT IN COMMON):

MR. CESAR QUINONES – of 14684 SANTIETEBARN LANE, EL PASO, TEXAS 79938

MR. RENE QUINONES – of 1616 ATCHISON, WHITING, INDIANA 46394

MR. ISRAEL QUINONES – of 9955 SOUTH AVENUE H, CHICAGO, ILLINOIS 60617

MR. CARLOS QUINONES – of 12939 S ESCANABA, CHICAGO, ILLINOIS 60633

FURTHERMORE, I, MR. MOISES QUINONES (A MARRIED MAN), the owner of the aforementioned RESIDENTIAL REAL PROPERTY situated in the STATE OF ILLINOIS, do also hereby declare that in the event the AFOREMENTIONED BENEFICIARY die before I DO, or at the same time I DO, I then designate that the property should pass to the following CONTINGENCY BENEFICIARIES:

CONTINGENCY BENEFICIARY (OWNING THE PREDECEASING CHILD'S RESPECTIVE INTEREST AS A TENANT IN COMMON IN FEE SIMPLE):

I REQUEST THAT IF ANY OF THE ABOVE FOUR PRIMARY BENEFICIARIES PASS AWAY BEFORE ME, OR AT THE SAME TIME AS ME, HIS RESPECTIVE INTEREST IS TO BE DIVIDED UP EQUALLY AMONGST THE SURVIVING BENEFICIARIES. THIS IS MY INTENTION IRRESPECTIVE AS TO WHETHER ONE OF MY SONS PASSES AWAY BEFORE ME, OR THREE OF THE FOUR DO, THE PREDECEASING BENEFICIARIES 25% IS TO BE SPLIT EQUALLY BETWEEN THE SURVIVING BENEFICIARIES.

SIGNED, SEALED AND DELIVERED BY:

Moises Quinones

12 11 2020

MR. MOISES QUINONES of 9955 S. Avenue H Chicago, Illinois 60617

Signed Friday, December 11th, 2020



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

PREPARED BY THE LAW OFFICES OF MARIO A. REED | 625 E. 170TH ST., UNIT 2E, SOUTH HOLLAND,
ILLINOIS 60473 | www.lawofficesofmarioareed.com | 708.808.0814 | marioareed@outlook.com

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RESIDENTIAL TRANSFER ON DEATH INSTRUMENT PAGE 3 OF 4

WITNESS DECLARATION SECTION:

WE, the undersigned witnesses, hereby certify that the foregoing **RESIDENTIAL TRANSFER ON DEATH INSTRUMENT** was executed on the below indicated date, by **MR. MOISES QUINONES (A MARRIED MAN)** as his **RESIDENTIAL TRANSFER ON DEATH INSTRUMENT**, in our presence, and that we, at his request, and in the presence of one another, have signed our names as witnesses thereto, believing to the best of our knowledge, **MR. MOISES QUINONES (A MARRIED MAN)** was, at the time of his signing, of sound mind and memory, while free of any visible undue coercion, intimidation or influence.

WITNESS NUMBER ONE INFO:

WITNESS NUMBER TWO INFO:

Mrs. Claudia Chavez

Ms. Brittany A. Chhutani

PRINT NAME ABOVE: (WITNESS NUMBER ONE)

PRINT NAME ABOVE: (WITNESS NUMBER TWO)

625 E. 170th St., South Holland, Il 60473

625 E. 170th St., South Holland, Il 60473

PRINT ADDRESS ABOVE: (WITNESS NUMBER ONE)

PRINT ADDRESS ABOVE: (WITNESS NUMBER TWO)

Claudia E. Chavez

Brittany A. Chhutani

SIGNATURE ABOVE: (WITNESS NUMBER ONE)

SIGNATURE ABOVE: (WITNESS NUMBER TWO)

NOTARY VERIFICATION SECTION:

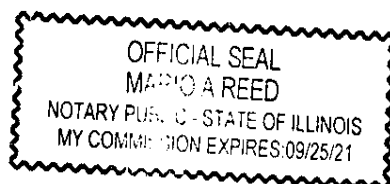
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, **MARIO A. REED, ESQ.**, the undersigned **NOTARY PUBLIC** in and for the above-referenced COUNTY & STATE, DO **HEREBY CERTIFY** that **MR. MOISES QUINOES**, as well as the **ABOVE-REFERENCED WITNESSES**, personally known to me to be the same persons whose names are subscribed on the foregoing **ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT**, did appear before me on **DECEMBER 11TH, 2020**, and acknowledged that they signed, sealed and delivered this **RESIDENTIAL TRANSFER ON DEATH INSTRUMENT** as given under my hand and notarial seal.

AFFIX NOTARY STAMP BELOW

Mario A. Reed
NOTARY SIGNATURE OF ATTORNEY MARIO A. REED:



UNOFFICIAL COPY**RESIDENTIAL TRANSFER ON DEATH INSTRUMENT PAGE 4 OF 4****ATTACHED LEGAL DESCRIPTION**

LOT TWENTY-NINE (29) IN BLOCK NINETEEN (19), IN THE RESUBDIVISION OF THAT PART OF TAYLOR'S FIRST ADDITION TO SOUTH CHICAGO, LYING EAST OF THE WEST TWENTY (20) CHAINS THEREOF IN THE NORTH FRACTIONAL HALF (1/2) OF FRACTIONAL SECTION EIGHT (8), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FIFTEEN (15), EAST OF THE THIRD PRINCIPAL MERIDIAN.



**THE LAW OFFICES OF
MARIO A. REED**

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