

UNOFFICIAL COPY



2101119035

TRANSFER ON DEATH INSTRUMENT

Doc# 2101119035 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/11/2021 03:17 PM PG: 1 OF 3

Maria Olga Espinoza Puentes n/k/a Olga Espinoza, a widow, of the County of Cook, State of Illinois ("Owners") 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, effective on the death of the Owner, equally to the children of the Owner (namely, Julio Puentes and Griselda Puentes) then living or if a child has predeceased the Owner, to the child's living descendants, per stirpes, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 42 IN E. A. CUMMINGS LAWNDALE AVENUE, SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 48 INCLUSIVE IN BLOCK 3 AND LOTS 1 TO 46 IN BLOCK 4 OF GEORGE W. CASS SUBDIVISION OF THE WEST HALF OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 100 FEET OF THE SOUTH ½) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-35-112-029-0000

Property address: 3226 S. Ridgeway Avenue, Chicago, IL 60623

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL DEATH OF THE OWNERS. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THESE OWNERS FOR THIS INTEREST IN REAL ESTATE. THE OWNERS HAVE THE RIGHT TO WITHDRAW OR REVOKE THIS INSTRUMENT AT ANY TIME. ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR REVOKED WHETHER OR NOT MONEY OR OTHER CONSIDERATION WAS GIVEN OR PAID.

UNOFFICIAL COPY

In Witness Whereof, the undersigned has hereunto set her hand and seal this 30 day of September, 2020.

Maria Olga Espinoza Puentes
Maria Olga Espinoza Puentes n/k/a Olga Espinoza

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as her Transfer on Death Instrument in our presence and that we, at their request and in her 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 undue influence.

[Signature]
Witness Name/Signature

Melanie Valentin
Witness Name/Signature

3718 W 33rd ST Chicago IL 60623
Witness Address

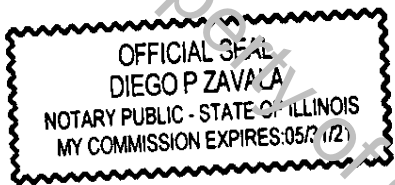
3718 W 33rd ST Chicago IL 60623
Witness Address

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the Owner Maria Olga Espinoza Puentes n/k/a Olga Espinoza, and witnesses personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of September, 2020.



[Signature]
Notary Public

My commission expires: 5/31/21

**This instrument was prepared by
and after recording should be mailed to:**

Chuhak & Tecson, P.C.
Attention: Leynee Flores
30 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606

Send subsequent tax bills to:

Olga Espinoza
3226 S. Ridgeway Avenue
Chicago, IL 60623