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THIS INSTRUMENT WAS
PREPARED BY:

David M. Koppa, Esq.
Shimanovsky & Moscardini, LLP
130 South Jefferson Street
Suite 350
Chicago, Illinois 60661

Name & Address of Property Owner:
Beatrice Romero
10937 South Avenue G
Chicago, Illinois 60617



2102241077

Doc# 2102241077 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/22/2021 04:16 PM PG: 1 OF 2

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO §755 ILCS 27/1 ET SEQ.

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was completed and signed before a notary public on this 8th day of October, 2020 by the property owner, Beatrice Romero (hereinafter referred to as "Owner"), who lives at 10937 South Avenue G, in the City of Chicago, and County of Cook, in the State of Illinois, with a zip code of 60617, while being of sound mind and disposing memory, does now hereby make, declare and publish this TODI, stating and attesting to the following: that the above-referenced Owner is the SOLE Owner of the residential real estate, under a duly recorded DEED, which was recorded on the date of September 1, 1993 as document number 93698752 with the proper County Agency in the County of Cook in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property:

LEGAL DESCRIPTION:

LOT 105 IN FAIR ELMS SECOND ADDITION, BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE, IN BLOCK 1 AND LOTS 1 TO 48 INCLUSIVE, IN BLOCK 8 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 17, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY IDENTIFICATION NUMBER: 26-17-131-058-0000

COMMONLY REFERRED TO ADDRESS: 10937 South Avenue G, Chicago, Illinois 60617

Finally, the Owner, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, does now hereby Convey and Transfer, effective upon her death, the above-described real property to the named Beneficiaries on the following page in the specified Tenancy Type if multiple Beneficiaries.

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This Transfer is Exempt under provisions of §35 ILCS 10/731.45, Paragraph, Illinois Real Estate Transfer Tax Law.

As referenced on the foregoing page, the aforementioned Owner does now hereby Convey and Transfer, effective upon the death of the above-named Owner, the above-described real property to the named Beneficiaries below in equal shares; provided, however, if a Beneficiary shall predecease me, then the share intended for the deceased shall be distributed to her descendants, per stirpes.

BENEFICIARY (A)
 JANICE HOSECLAW
 129 Walnut Grove
 Hustonville, Kentucky 40437

BENEFICIARY (B)
 JOSEPH JUDE VALLE SR.
 3054 West 114th Street
 Merrionette Park, Illinois 60803

BENEFICIARIES IN THE FOLLOWING TENANCY TYPE: Tenants in Common without Right of Survivorship.

I, Beatrice Romero, the Sole Owner hereby swears and affirms that the foregoing wishes were made as my free and voluntary act for the purposes set forth.

PRINT OWNER NAME: BEATRICE ROMERO
SIGNATURE OF OWNER: *Beatrice Romero*
DATE SIGNED BEFORE NOTARY: 10/08/2020

WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the Owner as her voluntary TODI in our presence, at the request of her, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the Owner was at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

PRINT WITNESS NAME (A): ALICE BIELA **PRINT WITNESS NAME (B):** MARIA KOZINSKI
SIGNATURE OF WITNESS (A): *Alice Biela* **SIGNATURE OF WITNESS (B):** *Maria Kozinski*
DATE SIGNED BEFORE NOTARY: 10/08/2020 **DATE SIGNED BEFORE NOTARY:** 10/08/2020

NOTARY VERIFICATION

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the Owner and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.



GIVEN UNDER my hand and notarial seal the 8th day of October, 2020.

Leticia Rogel
 Notary Public.

My commission expires on 08/31/2023.