

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

OWNER NAME AND ADDRESS:

Camilo Olivares
3003 Wesley Avenue
Berwyn, Illinois 60402

BENEFICIARY NAME AND ADDRESS:

Julian Ortega
3003 Wesley Avenue
Berwyn, Illinois 60402

THIS TRANSFER ON DEATH INSTRUMENT

made on January 21, 2021 by Camilo Olivares, a widowed man, of the City of Berwyn, County of Cook, State of Illinois (herein the "Owner"), being the Owner of the following legally-described residential real estate located in Cook County, Illinois:

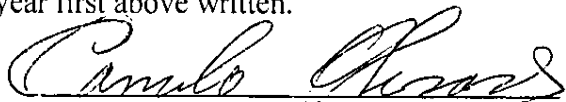
LOT 45 AND THE NORTH 15 FEET OF LOT 44 IN BLOCK 2 IN KEEFE'S ADDITION TO LAVERGNE, A SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Identification Number: 16-30-417-002-0000 and 16-30-417-042-0000
Property Address: 3003 Wesley Avenue, Berwyn, Illinois 60402

The Owner, being of competent mind and capacity, 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, the above-described real estate:

Julian Ortega, if he survives me, or if Julian Ortega does not survive me, then to my daughter, Linda Olivares, if she survives me, or if Linda Olivares does not survive me, then *per stirpes* for her descendants who survive me.

IN WITNESS WHEREOF, the said Owner has hereunto set his hand and seal the day and year first above written.



Camilo Olivares, Owner



2103355036

Doc# 2103355036 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2021 04:01 PM PG: 1 OF 3

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This transaction is exempt under the provisions of paragraph (e) of Section 31-45 of the Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).

Allyson B. Russo
Allyson B. Russo, Attorney

Date: January 21, 2021

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 his Transfer of Death Instrument 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 undue influence.

Jessica Peterson, residing at 201 E. Ogden #218, Hinsdale, IL 60521
Witness Address

Kathleen Warr, residing at 201 E. Ogden #218, Hinsdale, IL 60521
Witness Address

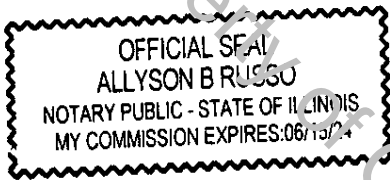
Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
)
 COUNTY OF DUPAGE) SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Camilo Olivares, Jessica Altuson, and Kristen Wasielecki, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21 day of January, 2021.



Allyson B. Russo
 NOTARY PUBLIC

My Commission expires: 6/15/2024

MAIL RECORDED DEED TO:

Allyson B. Russo
 Russo Law Offices LLC
 201 East Ogden Avenue
 Suite 218
 Hinsdale, Illinois 60521

MAIL SUBSEQUENT TAX BILLS TO:

Camilo Olivares
 3003 Wesley Avenue
 Berwyn, Illinois 60402

This instrument was prepared by:

Allyson B. Russo
 Russo Law Offices LLC
 201 East Ogden Avenue
 Suite 218
 Hinsdale, Illinois 60521

Properly Recorded Cook County Clerk's Office