

UNOFFICIAL COPY

**PREPARED BY AND
RETURN TO:**

Jenny Cruz Pedroza
LAW OFFICE OF JENNY CRUZ
PEDROZA LLC
4243 W. 95th Street
Oak Lawn, Illinois 60453



Doc# 2104919025 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/18/2021 11:50 AM PG: 1 OF 3

**OWNER'S NAME AND
ADDRESS AND MAIL TAX BILL TO:**

Maria Guadalupe Carabez Garcia
2428 West 46th Pl.
Chicago, Illinois 60632

TRANSFER ON DEATH INSTRUMENT

This TRANSFER ON DEATH INSTRUMENT is made this 9th day of February 2021. I, MARIA GUADALUPE CARABEZ GARCIA ("Owner"), who resides at 2428 West 46th Pl., Chicago, Illinois 60632 in Cook County, Illinois, being of sound mind and memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument, pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1 et seq., stating as follows:

That I am the Owner of the residential real estate ("Property") under a duly recorded Special Warranty Deed dated May 8, 2014 and recorded on May 14, 2014 as Document Number 1413418017 in the County of Cook, State of Illinois. The Property is legally described as:

LEGAL DESCRIPTION:

LOT 16 IN JOSEPH W. HOUGH'S BOULEVARD ADDITION, BEING A SUBDIVISION OF LOT 13 AND LOT 14 IN IGLEHART'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-01-426-077-0000

Address of Real Estate: 2428 West 46th Pl., Chicago, Illinois 60632

That under 755 ILCS 27/1 et seq., the owner of residential real estate may transfer residential real estate by a transfer on death instrument; such as, this transfer does not become effective until my death. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

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THAT UPON THE DEATH of the Owner, MARIA GUADALUPE CARABEZ GARCIA, then I convey 100% of the described Property to the following beneficiary:

Beneficiary:

VICENTE GONZALEZ CARABEZ
2428 West 46th Pl.
Chicago, IL 60632

That should VICENTE GONZALEZ CARABEZ predecease me, the Owner, then I convey the deceased beneficiary's share to the following beneficiary:

AGUSTIN GONZALEZ CARABEZ
2428 West 46th Pl.
Chicago, IL 60632

That should AGUSTIN GONZALEZ CARABEZ predecease me, the Owner, then I convey the deceased beneficiary's share to AGUSTIN GONZALEZ CARABEZ's descendants *per stirpes*.

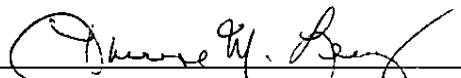
IN WITNESS WHEREOF, the said Owner has executed this Transfer on Death Instrument on the date first above written.

Signed this 9th day of February, 2021.

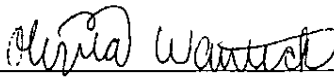

MARIA GUADALUPE CARABEZ GARCIA

WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by MARIA GUADALUPE CARABEZ GARCIA, the Owner, as her Transfer on Death Instrument, in our presence, on the date appearing above, and that we, at her 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 MARIA GUADALUPE CARABEZ GARCIA, the Owner, executed the Transfer on Death Instrument as her free and voluntary act, and at the time of the execution we believed the Owner to be of sound mind and memory.


Witness THERESE R. LENZ

4243 W. 95th St.
OAK LAWN, IL 60453


Witness Olivia wanfuck

4243 W. 95th St.
OAK LAWN, IL 60453

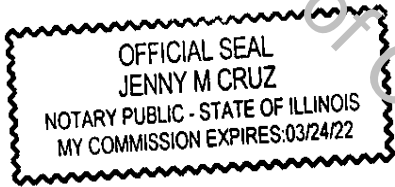
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STATE OF ILLINOIS

COUNTY OF COOK

I, Jenny M. Cruz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARIA GUADALUPE CARABEZ GARCIA (the OWNER), and Therese M. Lenz and Olivia Wantuck (the witnesses), 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 9th day of February, 2021.



Jenny M. Cruz
Notary Public
My commission expires on March 24, 2022

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 35 ILCS 200/31-45,
REAL ESTATE TRANSFER TAX LAW

DATE: 2/9/2021

Maria Guadalupe Carabez G.
Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office