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**TRANSFER ON DEATH
INSTRUMENT**
per
**Illinois Residential Real Property
Transfer on Death Instrument
Act**
755 ILCS 27/1, et. seq.

Doc#: 2108317208 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2021 01:41 PM Pg: 1 of 3

Prepared by & Mail Instrument To:
Mario Correa, Esq.
6200 N. Hiawatha Ave., Ste 625
Chicago, IL 60646

Taxpayer:
Jose Hernandez
5840 W. 60th St.
Chicago, IL 60638

WHEREAS, JOSE HERNANDEZ and ANTONIA HERNANDEZ are the owners of the property commonly known as 5840 W. 60th St., Chicago, IL 60638 as evidenced by the deed recorded in Cook County on 07/22/2008 as document number 0820434051.

WHEREAS, ANTONIA HERNANDEZ died on Nov. 4, 2020.

THE OWNER, **JOSE HERNANDEZ** (collectively the "OWNER"), of Chicago, Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1, et. seq. (the "Act"), hereby TRANSFERS UPON THE DEATH OF THE OWNERS the Real Estate (defined below) to the following: **JOSE ANTONIO HERNANDEZ**; the Real Estate, referenced above and the subject of this transfer on death located in Cook County and described as follows:

LEGAL DESCRIPTION- SEE ATTACHED

PIN: 19-17-402-024-0000

ADDRESS: 5840 W. 60th Street, Chicago, Illinois 60638

This Transfer on Death may be revoked by us jointly or the survivor of us by filing a written revocation in compliance with 755 ILCS 27/55.

DATED this 2nd day of March, 2021.



JOSE HERNANDEZ (SEAL)

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ATTESTATION

The Owner JOSE HERNANDEZ, signed this Transfer on Death Instrument in our presence on the date it bears as each Owner's free and voluntary act, and that at the time of the Owner's execution we believed each Owner to be of sound mind and memory.

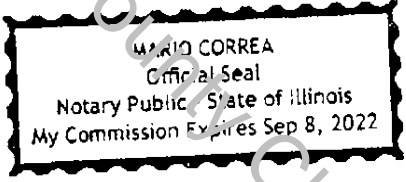
Witnesses	Addresses
<u><i>Elaine Rivera</i></u>	residing at <u>6200 N. Hiawatha Ave., Ste 625</u>
<u><i>[Signature]</i></u>	<u>Chicago, IL 60646</u>
<u><i>[Signature]</i></u>	residing at <u>6200 N. Hiawatha Ave., Ste 625</u>
	<u>Chicago, IL 60646</u>

STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was Subscribed, sworn to and acknowledge before me by JOSE HERNANDEZ as the Owners, and the subscribed and sworn to before me by

Elaine Rivera and *Stephanie [Signature]*, witnesses, this *2nd* day of *March*, 20*22*

[Signature]
Notary Public



COUNTY - ILLINOIS TRANSFER
 STAMP EXEMPT UNDER
 PROVISIONS OF PAR. E SECTION 31-
 45, REAL ESTATE TRANSFER TAX
 LAW, 35 ILCS 200/31-45.
 DATE: *03/02/2022*
[Signature]
 Buyer, Seller or Representative

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LEGAL DESCRIPTION

Lot 12, in the Subdivision of that part of the Northwest $\frac{1}{4}$, of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 38 North, Range 13, East of the Third Principal Meridian, lying South of and adjoining the South line of right of way of Chicago, and Western Indiana Railroad, in Cook County, Illinois.

PIN: 19-17-402-024-0000

ADDRESS: 5840 W. 60th Street, Chicago, Illinois 60638

Property of Cook County Clerk's Office