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Doc#: 2114801088 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/28/2021 12:03 PM Pg: 1 of 3

PREPARED BY:

Drost Kivlahan McMahon & O'Connor LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TAX BILL TO:

Pedro Santos or Maria A. Santos
1605 E. Central Road, #421C
Arlington Heights, IL 60005

MAIL RECORDED DEED TO:

Drost Kivlahan McMahon & O'Connor LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

TRANSFER ON DEATH INSTRUMENT
Statutory (Illinois)

We, **PEDRO SANTOS and MARIA A. SANTOS** ("Owners"), husband and wife, of 1103 N. Pine., in the Village of Arlington Heights, Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument as follows:

That we are the sole owners of the residential real estate located in the County of Cook, State of Illinois, and legally described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Property Index Number: 03-20-307-012-0000

Property Address: 1103 N. Pine, Arlington Heights, Illinois 60004

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

That upon my death, we hereby convey and transfer the residential real estate listed above equally to our children who survive the surviving spouse, in joint tenancy. We have three (3) children whose names and addresses are as follows:

TAMMY M. SANTOS, 4619 Kings Walk, Unit 1A, Rolling Meadows, IL 60008;
KENNETH A. SANTOS, 432 E. Washington Street, Des Plaines, IL 60016;
ANTHONY M. SANTOS, 1667 Valley Forge Court, Unit B, Wheaton, IL 60189.

If one of our children predeceases us, then the remaining children designated above who survive the surviving spouse shall take the share which the deceased child would have taken if he or she were then living, and said deceased child's share shall not pass to his or her own descendants.

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Signed this 18th day of May, 2021.

Pedro Santos
PEDRO SANTOS

Maria A. Santos
MARIA A. SANTOS

WITNESSES

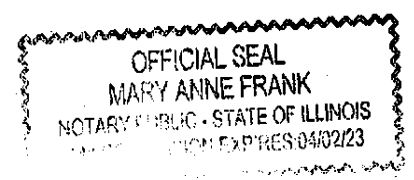
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as their Transfer on Death Instrument in our presence on the date it bears as the Owners' free and voluntary act. Immediately thereafter, at the Owners request and in the Owners presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Owners to be of sound mind and memory, and free from any undue influence, at the time of signing.

Ayda Residing at *1940 Rochelle Ct*
Wheeling, IL 60090
Hanna E. Wagner Residing at *4056 N. Menard Ave.*
Chicago, IL 60634

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

I, Mary Anne Frank, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **PEDRO SANTOS** and **MARIA A. SANTOS** the above named witnesses, each of whom are 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 use and purposes therein set forth.

Given under my hand and notaria seal this 18th day of May, 2021.



Mary Anne Frank
Notary Public

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

5/18/2021
Date

Ayda
Representative

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Exhibit A

Legal Description

LOT 6 IN BLOCK 6 OF ARLINGTON GREENS UNIT #2, BEING A SUBDIVISION OF LOT 34 IN ALLISON ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 03-20-307-012-0000

Property Address: 1107 N. Pine, Arlington Heights, Illinois 60004

Property of Cook County Clerk's Office