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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#: 2115228697 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2021 04:32 PM Pg: 1 of 3

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

Taxpayer:
Pedro A. Espinoza
Cecylia Espinoza
8431 W. Bruce Dr.
Niles, IL 60714

THE OWNERS, **PEDRO A. ESPINOZA and CECYLIA ESPINOZA**, (collectively the "OWNERS"), married to each other, and both of Niles, 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 TRANSFER UPON THE DEATH OF THE SURVIVOR OF THE OWNERS the Real Estate (defined below) to the then acting trustee of the **PEDRO A. ESPINOZA REVOCABLE TRUST dated April 1, 2021**, if PEDRO A. ESPINOZA survives CECYLIA ESPINOZA, and if PEDRO A. ESPINOZA fails to survive CECYLIA ESPINOZA, or if the order of deaths cannot be determined, then the Real Estate shall be transferred upon death to the then acting trustee of the **CECYLIA ESPINOZA REVOCABLE TRUST dated April 1, 2021**, the Real Estate, referenced above and the subject of this transfer on death, is located in Cook County and described as follows:


LEGAL DESCRIPTION- SEE ATTACHED

PIN: 09-23-321-018-0000

ADDRESS: 8431 W. Bruce Dr., Niles, IL 60714

DATED this 1st day of April, 2021.


PEDRO A. ESPINOZA (SEAL)


CECYLIA ESPINOZA (SEAL)

ATTESTATION

We the undersigned witnesses attest in that on the date thereof the Owners PEDRO A. ESPINOZA and CECYLIA ESPINOZA executed this Transfer on Death Instrument in our

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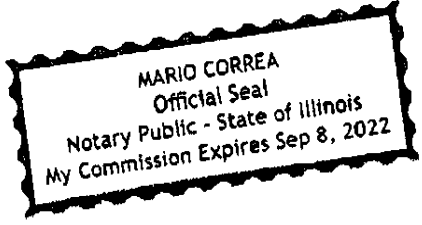
presence and that we, at the Owners' request and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed this instrument as the Owner's free and voluntary act, and that at the time of the Owners' execution we the witnesses believed the Owner to be of sound mind and memory.

Witnesses	Addresses
<u>Elaine Rivera</u>	residing at <u>6200 N. Hiawatha Ave., Ste 625</u>
	<u>Chicago, IL 60646</u>
<u>[Signature]</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 PEDRO A. ESPINOZA and CECYLIA ESPINOZA as the Owners, and the subscribed and sworn to before me by Elaine Rivera, and Stephanie ^{Castro} Anteras, witnesses, this 1st day of April, 2021.

[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: <u>April 1, 2021</u>	
<u>Cecylia Espinoza</u>	
Buyer, Seller or Representative	

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LEGAL DESCRIPTION

LOT 24 IN GREENWOOD ESTATES, BEING A SUBDIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 1, 1955, AS DOCUMENT NUMBER 1809899.

PIN: 09-23-321-018-0000

ADDRESS: 8431 W. Bruce Dr., Niles, IL 60714

Property of Cook County Clerk's Office