Doc# 2116822041 Fee \$39.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 06/17/2021 03:40 PM PG: 1 OF 3

PREPARED BY, AND AFTER RECORDING MAIL DOCUMENT TO:
Stotis & Baird Chartered
200 W. Jackson Blvd.

Suite 1050 Chicago, IL 60606

MAIL TAX BILL TO: Mauro Moron & Maria Moron 2300 S. Hoyne Chicago, IL 60608

## TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

We, Mauro Moron and Maria Moron, (each an "Owner" and collectively "Owners"), of 2300 S. Hoyne, Chicago, IL 60608, being of sound mind and disposing memory, do hereby make declare and publish this Transfer on Death Instrument stating as follows:

That we are the sole owners, in joint tenancy, of residential real estate under a duly recorded Warranty Deed dated August 18, 1993 and recorded as document number 93714102, in the County of Cook, State of Illinois. The residential real estate is legally described as:

LOT 1 IN BLOCK 1 IN LOMBARD'S SUBELVISION OF BLOCK 4 IN MOORE AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Index Number:** 17-30-110-041-0000

Property Address: 2300 S. Hoyne, Chicago, Illinois 60608

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

That upon the death of the last Owner to die, we hereby convey and transfer the above-described residential real estate to two (2) of our children in the following shares: sixty percent (60%) to Aldo A. Moron and forty percent (40%) to Adriana Magana. If any above-named child of ours does not survive us, then the share of that child who predeceased us shall be distributed to that child's descendants per stirpes. The addresses of Aldo A. Moron and Adriana Magana follow below:

Aldo A. Moron. 15912 Hometown Dr., Plainfield, IL 60586 Adriana Magana, 2126 W 23rd St, Chicago, IL 60608

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## **UNOFFICIAL COPY**

Signed this the \_\_\_\_\_ day of June, 2021.

<b>,</b>
Mauro Moron
Mauro Moron
Maria Moron  Maria Moron
WITNESSES
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by Mauro Moron and Maria Moron as their Transfer on Death Instrument in their presence as their own free and voluntary act on the date it bears. Immediately thereafter, at their request and in their presence and in the presence of each other, we signed our names as witnesses. We certify that we believed them to be of sound mind and memory at the time of signing.
Witnesses Addresses
amplien King esiding at 20 W Juckson Blue Horo Chargott 40404.
OlucyOFT COCOCC.
Kattur L Bulle residing et 200 W Jackson Blud #1050
Chicago, 1L 60606
STATE OF ILLOIS
COUNTY OF COOK )
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Mauro Moron and Maria Moron and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of Driver's License or State of Illinois picture identification document, 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.
Given under my hand and notarial seal
Given under my mand and notation some day of variety gaze i.
News Bullia
OFFICIAL SEAL ERIC J. PARKER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 07/24/2023

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## **UNOFFICIAL COP**

Exempt under provisions of 35 ILCS 200/31-45, Paragraph (e), Illinois Real Estate Transfer Tax Law.

6/9/2021

Date

1/20

Oroberty of Cook county CLERCASO, L'ABBONICASO, L'AB

COOK COUNTY CLEAR OF ICE
RICAGO, LA GOGOZ, 1387
CHICAGO, LA GOGOZ, 1387
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