

UNOFFICIAL COPY

PREPARED BY:

Attorney Dan Balanoff
10100 S. Ewing Avenue
Chicago, IL 60617

**PROPERTY OWNER
INFORMATION**

Juan Marin,
Maria G. Marin
13034 Brandon Avenue
Chicago, IL 60633



Doc# 2121006051 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/29/2021 02:05 PM PG: 1 OF 3

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT

Pursuant to §755 ILCS 27/1 Et Seq.

This Transfer on Death Instrument, which was executed and signed before a notary public on this 28th day of July in the year of 2021 by the property owner or owners, Juan Marin AKA Juan O. Marin and Maria G. Marin, who currently resides at 13034 Brandon Avenue, in the City of Chicago and County of Cook, in the State of Illinois, with a zip code of 60633, while being of sound mind and disposing memory, do now hereby make, declare and publish this Transfer on Death Instrument, hereby revoking any prior TODI heretofore made by the owners, stating and attesting to the following:

That the above referenced property owner or owners are the SOLE owner(s) of the residential (which must be between 1-4 units) real estate, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on October 31st, 1977 as document number 24172184 with the proper County Agency in the County of Cook, in the State of Illinois. Furthermore, this Transfer on Death Instrument is intended to transfer the following real property legally described as:

LOT 15 IN BLOCK 1 IN CARSHOP'S SUBDIVISION OF HEGEWISCH IN THE NORTH EAST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Identification Number: **26-31-202-039-0000**

Commonly Referred to Address: **13034 Brandon Avenue, Chicago, IL 60633**

Finally, the owner or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, or last to die of the OWNERS, the above-described real property to the named BENEFICIARY or BENEFICIARIES on the following page in the specified TENANCY TYPE if multiple BENEFICIARIES.

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT, PAGE 2 -- MARIN

This Instrument is Exempt Pursuant to § 35 ILCS 200/31-45, Para, Illinois Real Estate Transfer Tax Law.

As referenced on the foregoing page, the aforementioned OWNER or OWNERS do now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, or last to die of the OWNERS, the above-described real property to the named BENEFICIARY or BENEFICIARIES in the specified TENANCY TYPE if multiple BENEFICIARIES are listed. Additionally, in the event the BENEFICIARY or BENEFICIARIES pre-decease the OWNER or OWNERS, the following CONTINGENCY BENEFICIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE:

BENEFICIARY DESIGNATION

Sonia Bebinger	Armando Marin	Victor Marin	Kristina Baker
7059 Cypress Dr.	8350 Crestwood Ave.	13034 Brandon Ave.	8207 Howard Ave.
Westerville, OH 43082	Munster, IN 46321	Chicago, IL 60633	Munster, IN46321

As joint tenants with right of survivorship.

I, or we, the SOLE OWNER(S) of the above real estate hereby swears and affirm that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.

Juan O. Marin
 JUAN MARIN AKA JUAN O. MARIN

7-28-21
 DATE

Maria G. Marin
 MARIA G. MARIN

7-28-21
 DATE

UNOFFICIAL COPY

WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the foregoing Transfer on Death Instrument was executed and signed on the date referenced above, and signed by the owner or owners as his/her/their voluntary Transfer on Death Instrument in our presence, at the request of him/her/them, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner or owners, was or were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

[Signature]
Signature

Beverley Wong
Name

10100 S. Ewing Ave
Address

Chicago, IL, 60617
City, State, Zip

[Signature]
Signature

Dan Balanoff
Name

10100 S. Ewing Ave
Address

Chicago, IL 60617
City, State, Zip

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Owner or Owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me, in person, this day 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 this 28th day of July, 2021.

[Signature]
NOTARY PUBLIC

