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Doc# 2126557028 Fee \$41.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2021 11:10 AM PG: 1 OF 4

**THIS INSTRUMENT WAS PREPARED BY:**

James J Morrone Law, PC

12820 S. Ridgeland, Unit C

Palos Heights, IL 60463

**NAME & ADDRESS OF PROPERTY OWNER:**

Elpidia H. Terrazas

9226 South Baltimore

Chicago, IL 60617

**ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ILCS 27/1 ET SEQ.**

THIS **TRANSFER ON DEATH INSTRUMENT** (hereinafter referred to as a "TODI"), which was completed and signed before a notary public on the following date: June 29, 2021, by the property owner or owners, whose name is or are: Elpidia H Terrazas

and currently live at the street address of: 9226 South Baltimore

in the city of: Chicago, and county of: Cook, in the state of: Illinois

with a zip code of: 60617, while being of sound mind and disposing memory, do now hereby make, declare and

publish this **TODI**, stating and attesting to the following. That the above-referenced property owner or owners, is or 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 the date of: 9-12-24 as document number: 22846061 with the proper County Agency in the

County of: Cook in the State of Illinois. Furthermore, this **TODI** is intended to transfer the following real property:

**LEGAL DESCRIPTION:**

CHECK WHICH APPLIES - WRITTEN BELOW

-OR- SEE ATTACHED

See Exhibit A

PROPERTY IDENTIFICATION NUMBER(PIN): 26-06-411-040-0000

COMMONLY REFERRED TO ADDRESS: 9226 South Baltimore, Chicago, IL 60617

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 Il, 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**.

**SPECIAL NOTICE:** This form is provided compliments of **KAREN A. YARBROUGH, COOK COUNTY CLERK** and **DOES NOT CONSTITUTE**

**LEGAL ADVICE** in any way, shape or form. Furthermore, it is provided **WITHOUT** any **TITLE EXAMINATION** or **REVIEW** of your individual estate plan.

**PLEASE CONTACT AN ATTORNEY OR LICENSED ESTATE PLANNING PROFESSIONAL** if you have additional questions, comments or concerns regarding how to complete this form, as the **COOK COUNTY CLERK'S OFFICE STAFF MAY NOT** assist you with the preparation of this, or any, legal document.



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## EXHIBIT A

The South ½ of Lot 16 and all of Lot 17 in Block 35 in the Subdivision made by Calumet and Chicago Canal and Dock Co. In Fractional Section 5 and Fractional Section 6, Township 37 North, Range 15, East of the Third principal Meridian, in Cook County, Illinois.

P.I.N : 26-06-411-040-0000

Commonly known as: 9226 S. Baltimore Ave, Chicago, IL

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## Exhibit B

Beneficiaries are the following individuals, per capita.

- 1/6th David Terrazas  
5519 Mallard Walk  
Gainesville, GA 30504
  
- 1/6th Rafael Terrazas  
2741 Birch Ave.  
Whiting, IN 46394
  
- 1/6th Carmen Sandoval  
14325 Drexel Ave.  
Dolton, IL 60419
  
- 1/6th Fernando Terrazas  
10707 S. Avenue D  
Chicago, IL 60617
  
- 1/6th Ricardo Terrazas  
9226 S. Baltimore Ave., 2<sup>nd</sup> Floor  
Chicago, IL 60617
  
- 1/6th Roberto Terrazas  
9226 S. Baltimore Ave., 1<sup>st</sup> Floor  
Chicago, IL 60617

Property of Cook County Clerk's Office