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Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2021 01:28 PM Pg: 1 of 4

ILLINOIS TRANSFER ON DEATH INSTRUMENT

NAME AND ADDRESS OF TAXPAYER:

Lorraine Garcia
1114 W 19th Pl.
Chicago, Illinois 60608

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On this date, 9/17, 2021, **Lorraine Garcia** (widowed), residing at **1114 W 19th Pl., Chicago, Illinois 60608**, executes this transfer on death instrument. **Lorraine Garcia** will transfer upon death the following residential real estate in its entirety.

Property Address: **1114 W 19th Pl., Chicago, Illinois 60608**
County: Cook County
Property Identification Number ("PIN"): **17-29-419-019-0000**

Legal Description: LOT 27 IN BLOCK 1 IN SUBDIVISION OF BLOCKS 8 AND 11 OF WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH ¾ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to my daughter, **Nicol Villasenor**, of Chicago, IL (same building, 2nd floor), and my son, **Erik Arthur Garcia**, of Chicago, IL (lives with me), as joint tenants with rights of survivorship.

In the event that **Nicol Villasenor** predeceases me, her share should be left with **Deilah Nicol Villasenor**, my granddaughter. In the event that **Erik Arthur Garcia** predeceases me, his share should be left with his own estate.

Upon my death, I transfer my interest in the above described property to the beneficiaries as designated above.

This instrument revokes any and all prior transfer on death instruments made by the above mentioned owner for the above mentioned residential real estate.

Before my death, I have the right to revoke this instrument.

This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

Lorraine Garcia
Lorraine Garcia
9/17/21
Dated

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I attest that Lorraine Garcia, the owner of the above mentioned property, executed this Illinois Transfer on Death Instrument in my presence on 9/17, 2021 This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:
Signed: Mary Quiq

ADDRESS OF WITNESS:
205 W. Randolph Suite 1610
Chicago, IL 60606

Printed: Mary Quiq

I attest that Lorraine Garcia, the owner of the above mentioned property, executed this Illinois Transfer on Death Instrument in my presence on 9/17, 2021. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:
Signed: Danielle Cary

ADDRESS OF WITNESS:
205 W. Randolph Suite 1610
Chicago, IL 60606

Printed: Danielle Cary

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT **Lorraine Garcia**, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses Mary Quiq and Danielle Cary in person and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

Sep 17, 2021
Dated

Mary Duffy Pelzer
Notary Public

My commission expires: 09/28/2024

This document was prepared by:
Center for Disability and Elder Law
205 W. Randolph, Suite 1610
Chicago, Illinois 60606
312.376.1880



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NOTICE OF DEATH AFFIDAVIT AND ACCEPTANCE OF TRANSFER ON DEATH INSTRUMENT

MAIL TO:

NAME AND ADDRESS OF TAXPAYER:

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The undersigned beneficiary or beneficiaries, being duly sworn on oath state as follows:

That **Lorraine Garcia** _____ (widowed) died on _____, 20____, a resident of Cook County, Illinois, owning residential real estate legally described below. Lorraine Garcia's place of death was _____ (city), _____ (state).

Legal Description: LOT 27 IN BLOCK 1 IN SUBDIVISION OF BLOCKS 8 AND 11 OF WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH ¾ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

That the street address of the residential real estate is **1114 W 19th Pl., Chicago, Illinois 60608** and the property identification number is **17-20-419-019-0000**.

That the Transfer on Death Instrument is dated _____ and recorded as Document No. _____ in the Office of the Recorder for Cook County, Illinois.

That the undersigned whose names and addresses appear below are all beneficiaries entitled to receive under the Transfer on Death Instrument:

BENEFICIARY NAME AND ADDRESS _____ **SHARE:** Joint Tenancy

Erik Arthur Garcia, 1114 W 19th Pl., 1st floor, Chicago, Illinois

Nicol Villasenor, 1114 W 19th Pl., 2nd floor, Chicago, Illinois

In witness whereof, the undersigned beneficiaries hereby accept the transfer of residential real estate under the transfer on death instrument this _____ day of _____, 20____. (Note – this Acceptance must be signed by each beneficiary taking under the TODI).

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Signature

Printed Name

Signature

Printed Name

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the State aforesaid, DO HEREBY CERTIFY THAT
_____ personally known to me to be the same person or persons whose name or
names are subscribed to the foregoing instrument, appeared before me this day in person and swore on oath to
the above foregoing affidavit. Signed and sworn to before me this ___ day of _____, A.D. 20___.

My commission expires on _____
Notary Public (Source: P.A. 97-555, eff. 1-1-12.)

Property of Cook County Clerk's Office

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