

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT



Doc# 2131615011 Fee \$41.00

RHSP FEE: \$9.00 RPPF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/12/2021 09:58 AM PG: 1 OF 2

### MAIL TAX BILL TO:

Yanina Nevarez  
11632 S. Avenue M  
Chicago, IL 60617

### MAIL RECORDED INSTRUMENT TO:

Yanina Nevarez  
11632 S. Avenue M  
Chicago, IL 60617

RECORDER'S STAMP

This Transfer on Death Instrument made on August 25, 2021, by YANINA NEVAREZ of the City of Chicago, County of Cook, and State of Illinois, being the Owner of the residential real estate legally described below (or attached as an Exhibit) located in Cook County, Illinois.

### Legal Description:

LOT 9 IN BLOCK B IN N AND M RESUBDIVISION OF LOTS 1 THRU 24, BOTH INCLUSIVE IN BLOCK 51, ALSO LOTS 1 THRU 46 BOTH INCLUSIVE IN BLOCKS 52, AND ALSO LOTS 25 THRU 48 BOTH INCLUSIVE IN BLOCK 53, IN WHITFORD'S SOUTH CHICAGO SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 3, 1869, AS DOCUMENT NO. 5632, IN SAID N AND M RESUBDIVISION RECORDED MAY 26, 1993, AS DOCUMENT NUMBER 93397657, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 26-20-112-010-0000

Property Address: 11632 S. Avenue M, Chicago, IL 60617

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption law of the State of Illinois, conveys and transfers (effective on the death of the Owner) the above-described residential real estate to the following Beneficiary(s):

Beneficiaries: my mother, EVA MEDINA

IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date written.

Dated this 25 day of August, 2021

Yanina Nevarez

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We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the thereof signed and declared by the Owner as the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

*Marie Casas*      *Ruth Ramirez*

Marie Casas      Ruth Ramirez

State of ILLINOIS    ) ss.  
County of COOK       )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT the above Owner and Witnesses personally known to me 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 instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 25<sup>th</sup> day of August 2021.

*Tan D. Nguyen*  
Notary Public  
**OFFICIAL SEAL**  
**TAN D NGUEN**  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 04/20/24

Name & Address of Preparer:  
Ruth Ramirez/Ramirez Law Office  
3320 Ridge Road  
Lansing, IL 60438

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative