

TRANSFER ON DEATH INSTRUMENT

Doc#: 2203839121 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2022 09:24 AM Pg: 1 of 3

OWNER'S NAME AND ADDRESS AND TAXES TO:
Name LEONARDO J NAVA, A WIDOWER
Address 2142 N LEAVITT ST
Address CHICAGO, IL, 60647

BENEFICIARY'S NAME AND ADDRESS:
Name JOSE J NAVA AND CLAUDIA M ORTIZ
Address 2142 N LEAVITT ST
Address CHICAGO, IL, 60647

RECORDER'S STAMP

THIS TRANSFER ON DEATH INSTRUMENT made this 2ND day of JAN, 2022, by LEONARDO J NAVA
[Name of owner/s], of the City of CHICAGO, County of COOK, State of Illinois (herein
"Owner/Owners"), being the sole Owner(s) of the following legally-described residential real estate located in COOK
County, Illinois: LOTS 21 AND 22 IN BLOCK 9 IN HOLSTEIN A SUBDIVISION IN THE WEST HALF OF THE
NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE
[legal description] THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Identification Number: 14-31-121-020-0000
Property Address: 2142 N LEAVITT ST, CHICAGO, IL, 60647

The Owner(s), being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the
State of Illinois, hereby convey(s) and transfer(s), effective on the death of the Owner last to die, the above-described real estate to:
JOSE J NAVA & CLAUDIA M ORTIZ (EACH RECEIVING A 50% INTEREST - TENANCY IN COMMON)
[beneficiary designation]

IN WITNESS WHEREOF, the said Owner(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

[Signature of Leonardo J Nava]
NAME, Owner

NAME, Owner

AFFIX TRANSFER TAX STAMP

OR
Exempt under provisions of 33 ILCS 200/31-45, Paragraph __, Illinois Real Estate Transfer Tax Law.

Date Buyer, Seller, or Representative

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared
by the Owner(s) as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their
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(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

[Signature of Leonardo J Nava], residing at 2142 N Leavitt
Witness Address

[Signature of Claudia M Ortiz], residing at 2237 N. Nava Ave.
Witness Address

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

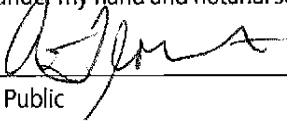
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Owner(s) and witnesses
personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day

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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 this 2ND day of JAN, 2022.

Notary Public



PREPARED BY AND RETURN TO:

Name LEONARDO J NAVA
Address 2142 N LEAVITT ST
Address CHICAGO, IL, 60647

NOTICE OF DEATH AFFIDAVIT
AND ACCEPTANCE OF
TRANSFER ON DEATH INSTRUMENT

PREPARED BY AND RETURN TO:

Name
Address
Address

SEND SUBSEQUENT TAX BILL TO:

Name
Address
Address

RECORDER'S STAMP

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

1. That _____ [name of owner] died on _____, 20____ [date], a resident of _____ County, Illinois, owning residential real estate legally described below:

[legal description or attach exhibit]

2. That the street address of the residential real estate is _____ [address] and the property identification number is _____ [PIN].

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

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

<u>Name</u>	<u>Address</u>	<u>Share</u>
_____	_____	_____
_____	_____	_____

IN WITNESS WHEREOF, the undersigned beneficiary(ies) hereby accept the transfer of residential real estate under the transfer on death instrument this _____ day of _____, 20____.

Beneficiary Signature _____

Beneficiary Signature _____

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Beneficiary Print Name

Beneficiary Print Name

STATE OF ILLINOIS

)

)

SS

COUNTY OF _____

)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____

[NAME OF BENEFICIARY(IES)], personally known to me to be the same person(s)

whose name(s) is/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 _____, 20_____.

Notary Public

NOTICE: This Notice of Death Affidavit and Acceptance form or equivalent form must be recorded by the beneficiary within 30 days of the death of the owner to make the transfer on death instrument effective. You should consult a lawyer before using this form.

Property of Cook County Clerk's Office