

UNOFFICIAL COPY

TRANSFER ON DEATH
INSTRUMENT

per
Illinois Residential Real Property
Transfer on Death Instrument
Act
755 ILCS 27/1, et. seq.



Doc# 2204919020 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/18/2022 01:19 PM PG: 1 OF 3

Prepared by & Mail Instrument To:
Mario Correa, Esq.
6200 N. Hiawatha Ave., Ste 625
Chicago, IL 60646

Taxpayer:
Tabin Vargas
Maria L. Vargas
1530 S. 58th Avenue
Cicero, IL 60804

THE OWNERS, **TABIN VARGAS** and **MARIA L. VARGAS**, (collectively the "OWNERS"), married to each other, and both of the Village of Cicero, Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1, et. seq. (the "Act"), hereby TRANSFER UPON THE DEATH OF THE SURVIVOR OF THE OWNERS the Real Estate (defined below) to the then acting trustee of the **TABIN VARGAS TRUST dated March 12, 2013**, if TABIN VARGAS survives MARIA L. VARGAS, and if TABIN VARGAS fails to survive MARIA L. VARGAS, or if the order of deaths cannot be determined, then the Real Estate shall be transferred upon death to the then acting trustee of the **MARIA L. VARGAS TRUST dated March 12, 2013**; the Real Estate, referenced above and the subject of this transfer on death, is located in Cook County and described as follows:

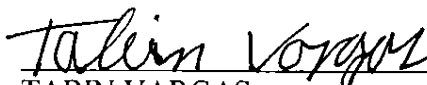
LEGAL DESCRIPTION- SEE ATTACHED

PIN: 16-20-227-029-0000

ADDRESS: 1530 South 58th Avenue, Cicero, Illinois 60804

This Transfer on Death may be revoked by us jointly or the survivor of us by filing a written revocation in compliance with 755 ILCS 27/55.

DATED this 10th day of February, 2021.

 (SEAL)
TABIN VARGAS

 (SEAL)
MARIA L. VARGAS

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ATTESTATION

We the undersigned witnesses attest in that on the date thereof the Owners TABIN VARGAS and MARIA L. VARGAS executed this Transfer on Death Instrument in our presence and that we, at the Owners' requests and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best our knowledge that the Owners executed this instrument as their own free and voluntary act, and that at the time of the execution the witnesses believed the Owner to be of sound mind and memory.

Witnesses	Addresses
<u><i>Elaine Rivera</i></u>	residing at <u>6200 N. Hiawatha Ave., Ste 625</u>
	<u>Chicago, IL 60646</u>
<u><i>[Signature]</i></u>	residing at <u>6200 N. Hiawatha Ave., Ste 625</u>
	<u>Chicago, IL 60646</u>

STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was Subscribed, sworn to and acknowledge before me by TABIN VARGAS and MARIA L. VARGAS as the Owners, and the subscribed and sworn to before me by *Elaine Rivera*, and *Stephanne ^{Castro -}Cartenas*, witnesses, this 22 day of February, 2021.

[Signature]
Notary Public



<p>COUNTY - ILLINOIS TRANSFER STAMP EXEMPT UNDER PROVISIONS OF PAR. E SECTION 31- 45, REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45. DATE: <u>2/22/2021</u></p> <p><u><i>Tabin Vargas</i></u> Buyer, Seller or Representative</p>

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LEGAL DESCRIPTION

LOT TWO (2) IN JOSEPH F. MRIZEK'S SUBDIVISION OF LOT SEVEN (7) IN BLOCK SIXTEEN (16) IN MANDELL AND HYMAN'S SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER AND THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION TWENTY (20) TOWNSHIP THIRTY NINE (39) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office