

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

David Menachof, Attorney at Law

352 Lorraine St.

Glen Ellyn, Il. 60137

NAME & ADDRESS OF PROPERTY OWNER:

Gustavo Vargas Jr.

3007 S Wesley

Berwyn, Il. 60402



2210815044

Doc# 2210815044 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/18/2022 04:19 PM PG: 1 OF 3

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: April 16 2022, by the property owner or owners, whose name is or are: Gustavo Vargas Jr.

and currently live at the street address of: 3007 S Wesley
in the city of: Berwyn and county of: Cook, in the state of: Illinois

with a zip code of: 60402, 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 sub recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was recorded on the date of: 07/11/2012 as document number: 1219312016 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

PROPERTY IDENTIFICATION NUMBER(PIN): 16-30-417-004-0000 and 16-30-417-042-0000

COMMONLY REFERRED TO ADDRESS: 3007 S Wesley, Berwyn, Il. 60402

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 lest 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.

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO 8 35 ILCS 200/31-45, PARA. 1L REAL ESTATE TRANSFER TAX LAW)

As referenced on the foregoing page, the aforementioned **OWNER** or **OWNERS** 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** in the specified **TENANCY TYPE** if multiple **BENEFICIARIES** are listed. Additionally, in the event the **BENEFICIARY** or **BENEFICIARIES** pre-decease the **OWNER** or **OWNERS**, the following **CONTINGENCY BENEFICIARY** or **BENEFICIARIES** should receive the interest outlined in this instrument, in the designated **TENANCY TYPE**:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
<u>Ana Vargas</u>	_____	_____	_____
_____	_____	_____	_____

If more **BENEFICIARIES** are desired, please attach separate sheet of paper with the full names and addresses of the desired additional **BENEFICIARIES**. Also, if there are multiple beneficiaries, the **OWNER** or **OWNER** desires that the transfer be to those **BENEFICIARIES IN THE FOLLOWING TENANCY TYPE: CHOOSE ONE (ONLY): JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP** -OR- **TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP**

In the event all of the above-referenced **BENEFICIARIES** pre-decease the owner/owners, the following **CONTINGENCY BENEFICIARIES** shall replace them.

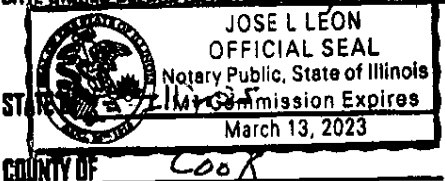
<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>
<u>Araceli Vargas</u>	<u>Gustavo Vargas III</u>	_____	_____
_____	_____	_____	_____

I, or we, the **SOLE OWNERS** hereby swear and affirm that the foregoing witness were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): Gustavo Vargas PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): [Signature] SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: April 16 2022 DATE SIGNED BEFORE NOTARY: _____

WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND NOTARY PUBLIC:
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner or owners as her, his, or their voluntary TODI in our presence, at the request of her, him or them, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner or owners, was or were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

PRINT WITNESS NAME (A): Cesar Alejos PRINT WITNESS NAME (B): Jesus Sanchez
SIGNATURE OF WITNESS (A): [Signature] SIGNATURE OF WITNESS (B): [Signature]
DATE SIGNED BEFORE NOTARY: 04/16/22 DATE SIGNED BEFORE NOTARY: 04-16-2022



NOTARY VERIFICATION SECTION:
DATE NOTARIZED: April 16, 2022

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner or owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

PRINT NOTARY NAME: Jose L. Leon SIGNATURE OF NOTARY: [Signature]

AFFIX NOTARY STAMP BELOW:

UNOFFICIAL COPY

**ALL OF LOT 43 AND LOT 44 (EXCEPT THE NORTH 15 FEET THEREOF) IN BLOCK 2
IN KEEFE'S ADDITION TO LAVERGNE, BEING A SUBDIVISION OF THE SOUTH 20
ACRES OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF
SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THRID PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office