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Doc# 2216119016 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/10/2022 02:30 PM PG: 1 OF 3

TRANSFER ON DEATH INSTRUMENT

Owner's Name and Address and Taxes to

Jesus J. Tejada & Carmen Diaz Villalobos
14627 S. Leavitt Ave.
Dixmoor, IL 60429

Beneficiary(ies) Name(s) and Address(es)

Carolina Estrada as Custodian for Julian Tejada and Hector de Jesus Tejada
14627 S. Leavitt Ave.
Dixmoor, IL 60429

THIS TRANSFER ON DEATH INSTRUMENT made this 4th day of April of 2022 by Jesus J. Tejada and Carmon Diaz Villalobos, husband and wife, of the City of Dixmoor IL and County of Cook State of Illinois (herein Owners), being the sole owners of the following legally-described residential real estate located in Cook County, Illinois and recorded as a Quit Claim Deed dated 3/17/2022 and recorded on 05/24/22 as document number 2214408006 :

LOTS NUMBERED THIRTY-THREE (33) AND THIRTY-FOUR (34) IN BLOCK 210 IN HARVEY, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN SOUTH OF THE INDIAN BOUNDARY LINE AND SOUTH OF THE CHICAGO AND GRAND TRUNK RAILROAD, IN COOK COUNTY ILLINOIS.

Property Identification Number 29-07-140-053-0000
Commonly referred to as: 14627 South Leavitt Ave. Dixmoor, IL 60426

The Owners, Jesus J. Tejada and Carmen Diaz Villalobos, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, and pursuant to 755 ILCS 27/1, hereby convey and transfer, effective upon their death, the above-described real estate to:

CAROLINA ESTRADA as custodian for JULIAN TEJEDA and HECTOR DE JESUS TEJEDA under the Illinois Uniform Transfers to Minors Act.

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

Tejeda Jesus J
JESUS J. TEJEDA, OWNER

Carmen Diaz Villalobos
CARMEN DIAZ VILLALOBOS, OWNER

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners, as their Transfer on Death Instrument in our presence and that we, at their request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owners were at the time of signing of sound mind and memory, and under no undue influence.

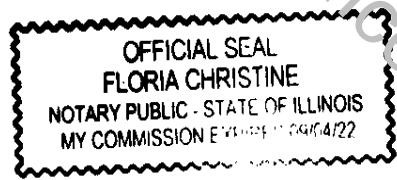
Maria Arias residing at 1169 Julie Lane Crete IL 60417
Witness #1 maria Address

Maria Arias
Signature of Witness #1

Alejandro Diaz Villalobos residing at 10304 CHAUCEX ST UNIT 2 WESTCHESTER
Witness #2 Address 60154

Alejandro Diaz Villalobos
Signature of Witness #2

STATE OF ILLINOIS)
)
COUNTY OF Cook)

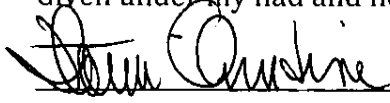


I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY certify that Owner and witnesses personally known to me to be the same persons whose name are subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the

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said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4 day of April, 2022



Notary Public

AFFIX TRANSFER STAMP OR EXEMPT under 33 ILCS 200/31-45, Paragraph E, Illinois Real Estate Transfer Tax Law

TRANSFER TAX STAMP (AFFIX HERE)

EXEMPT

PREPARED BY AND RETURN TO:
Law Office of Julissa Ruiz
2847 Chicago Road
South Chicago Heights, IL 60411
Ph: 708-647-1260

Property of Cook County Clerk's Office