

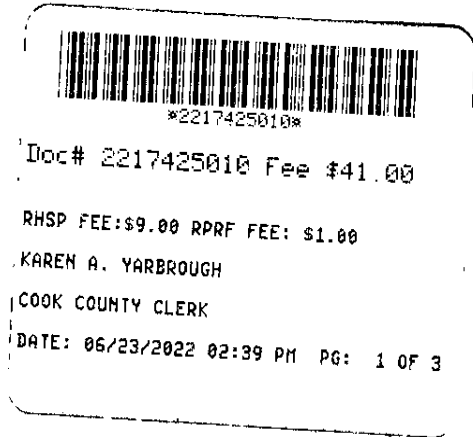
# UNOFFICIAL COPY

**PREPARED BY:**

Attorney Dan Balanoff  
10100 S. Ewing Avenue  
Chicago, IL 60617

**PROPERTY OWNER  
INFORMATION**

Gloria V. Islas  
7326 40<sup>th</sup> Street, Unit 4F  
Lyons, IL 60534



**ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT**

Pursuant to §755 ILCS 27/1 Et Seq.

This Transfer on Death Instrument, which was executed and signed before a notary public on this 20th day of June in the year of 2022, by the property owner or owners, Gloria V. Islas, who currently resides at 7326 40<sup>th</sup> Street, Unit 4F, in the Village of Lyons, and County of Cook, in the State of Illinois, with a zip code of 60534, while being of sound mind and disposing memory, do now hereby make, declare and publish this Transfer on Death Instrument, hereby revoking any prior TODI heretofore made by the owners, stating and attesting to the following:

That the above referenced property owner or owners are the SOLE owner(s) of the residential (which must be between 1-4 units) real estate under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on July 5<sup>th</sup>, 2019 as document number 1918649071 with the proper County Agency in the County of Cook, in the State of Illinois. Furthermore, this Transfer on Death Instrument is intended to transfer the following real property legally described as:

UNITS 7326-4F, 7326-P-20 AND 7326-P-21, IN CONDOS ON THE FOREST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 28, 29, 30 AND THE EAST HALF OF THE LOT 27 INCLUSIVE AND LOTS 24, 25, 26 AND THE WEST HALF OF LOT 27 IN BLOCKS IN RE-SUBDIVISION OF BLOCKS 6 TO 8 IN HAAS AND POWELL'S ADDITION TO RIVERSIDE IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 19, 2003 AS DOCUMENT 0326210017, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): **18-01-203-047-1048, 18-01-203-047-1069, 18-01-203-047-1070**  
Property Address: **7326 40<sup>th</sup> Street, Unit 4F, Lyons, IL 60534**

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## TRANSFER ON DEATH INSTRUMENT, PAGE 2 – ISLAS

This Instrument is Exempt Pursuant to § 35 ILCS 200/31-45, Para, Illinois Real Estate Transfer Tax Law.

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 Illinois, 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 on the following page in the specified TENANCY TYPE if multiple BENEFICIARIES.

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:

### BENEFICIARY DESIGNATION

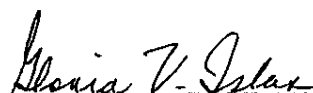
Angelica Amador  
4528 DuBois Blvd.  
Brookfield, IL 60513

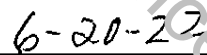
James Islas  
16455 Heaven Ave.  
Orland Hills, IL 60487

Eusebio Islas Jr.  
3020 S. Gratten Ave.  
Chicago, IL 60608

As joint tenants with right of survivorship.

I, or we, the SOLE OWNER(S) of the above real estate hereby swears and affirm that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.

  
\_\_\_\_\_  
GLORIA V. ISLAS

  
\_\_\_\_\_  
DATE

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## WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the foregoing Transfer on Death Instrument was executed and signed on the date referenced above, and signed by the owner or owners as his/her/their voluntary Transfer on Death Instrument in our presence, at the request of him/her/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.

Kerri Lenza  
Signature

Kerri Lenza  
Name

4500 Dubois Blvd  
Address

Brookfield IL 60503  
City, State, Zip

Patrick T. Lenza  
Signature

Patrick T. Lenza  
Name

4500 Dubois  
Address

Brookfield, IL 60513  
City, State, Zip

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 or Owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me, in person, this day 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 20<sup>th</sup> day of June, 2022.

D. Balanoff  
NOTARY PUBLIC

