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Doc# 2221617014 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2022 11:51 AM PG: 1 OF 3

TRANSFER ON DEATH INSTRUMENT

NAME/ADDRESS OF OWNER/TAXPAYER:

Andrew Fredrickson
Catalina Aguirre
3326 Wesley Ave
Berwyn, IL 60402

BENEFICIARY NAME/ADDRESS:

Trustee, Fredrickson Family Trust
3326 Wesley Ave
Berwyn, IL 60402

THIS TRANSFER ON DEATH INSTRUMENT is made this 30th day of July 2022, by Andrew Fredrickson and Catalina Aguirre (individually "Owner" and jointly "Owners"), husband and wife, as tenants by the entirety, of City of Berwyn, County of Cook, State of Illinois, being the sole owners of the following described residential real estate located in Cook County, Illinois, to wit:

LOT 13 AND THE NORTH ½ OF LOT 14 IN BLOCK 12 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of the Property: 3326 Wesley Ave, Berwyn, IL 60402
Permanent Index Number: 16-31-222-027-0000

Owners, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, if applicable, do hereby convey and transfer, effective on the date of death of Owner last to die, the above-described residential real estate to the then-acting trustee of the Fredrickson Family Trust dated July 30, 2022, as may be amended and restated.

This Transfer on Death Instrument may be revoked at any time by a written instrument signed by both Owners, if they are both alive and competent, or by the remaining Owner in the case only one Owner is alive and competent, and provided such writing is prepared and recorded pursuant to then-applicable law.

IN WITNESS WHEREOF, said Owners have hereunto set their hand and seal the day and year first written above.

Catalina Aguirre, Owner


Andrew Fredrickson, Owner

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned witness, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Catalina Aguirre and Andrew Fredrickson as their Transfer on Death Instrument as their own free and voluntary act in my presence and that I, at their request and in their presence, have signed my name as witness thereto, believing to the best of my knowledge that Catalina Aguirre and Andrew Fredrickson were at the time of signing of sound mind and memory, and under no undue influence.

Dated: July 30, 2022



Sarah Carpenter Villa
575 S Kenneth Ave, Chicago, IL 60629

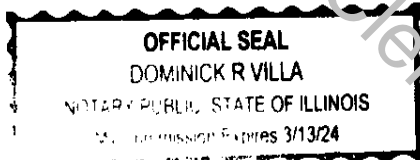
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owners and witness, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day 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 official seal on
July 30, 2022



Notary Public



PREPARED BY/MAIL TO:
Dominick Villa
5115 S. Sayre Ave
Chicago, IL 60638

UNOFFICIAL COPY

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) SS.
COUNTY OF COOK)

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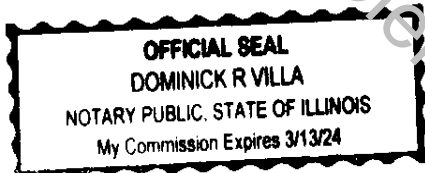
Cathleen Villa
Cathleen Villa
5115 S Sayre Ave
Chicago 60638

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Dominick Villa
Notary Public



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Chicago, IL 60638