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Doc#. 2225639239 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2022 01:58 PM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

THIS TRANSFER ON DEATH INSTRUMENT made this 8th day of August 2022, by JOEL A. MORENO and ROSA MARIA MORENO, husband and wife, of 2320 Seeley Avenue, the City of Chicago, and State of Illinois, (hereinafter referred to as "Owners" or "Owner" when individually referenced), having JOINT TENANCY of the following legally described residential real estate located in Cook County, Illinois:

LOT 59 IN BLOCK 3 IN REAPER'S ADDITION OF CHICAGO, IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 2320 Seeley Avenue, Chicago, Illinois 60608

FIRST AMERICAN TITLE

Permanent Real Estate Index Number: 17-30-111-025-0000

FILE # 3145133

Accom

The Owners being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do hereby convey and transfer, effective on the death of the surviving Owner, the above-described residential real estate to:

Name: ENRIQUE MORENO

Relation: Son

Share: one-third

Accommodation recording only,
document not reviewed and
no insurance provided

Name: KARINA MORENO

Relation: Daughter

Share: one-third

Name: ALONDRA MORENO

Relation: Daughter

Share: one-third

If ENRIQUE MORENO, KARINA MORENO, or ALONDRA MORENO does not survive the surviving Owner, then that deceased child's share shall be distributed, per stirpes to his or her respective descendants. If ENRIQUE MORENO, KARINA MORENO, or ALONDRA MORENO dies without leaving descendants, then per stirpes to the survivors of ENRIQUE MORENO,

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KARINA MORENO, or ALONDRA MORENO pro rata. If none of ENRIQUE MORENO, KARINA MORENO, or ALONDRA MORENO nor any of their descendants survive the surviving Owner, then half to JOEL A. MORENO's heirs and half to ROSA MARIA MORENO's heirs.

Owner retains the unqualified right to revoke this Transfer on Death Instrument at any time and to deal with the property in any manner without authorization of the designated beneficiaries.

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

Joel A. Moreno (SEAL)
JOEL A. MORENO

Rosa Maria Moreno (SEAL)
ROSA MARIA MORENO

We, Catherine J. Nichin and Lisa D. Wisowaty being present in the State of Illinois, hereby certify that on the date appearing above, JOEL A. MORENO and ROSA MARIA MORENO, signed the foregoing instrument; we have signed our names below as witnesses, and attest that each of us believe each of JOEL A. MORENO and ROSA MARIA MORENO to be of sound mind and memory.

Cathy Nichin
(Signature)

Catherine J. Nichin
(Printed Name)

residing at

1023 W. 55TH STREET, SUITE 100, LAGRANGE, IL

Lisa D. Wisowaty
(Signature)

Lisa D. Wisowaty
(Printed Name)

residing at

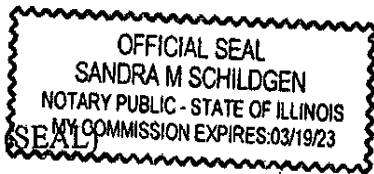
1023 W. 55TH STREET, SUITE 100, LAGRANGE, IL

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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 JOEL A. MORENO and ROSA MARIA MORENO are 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 each signed, sealed and delivered the said instrument as each of their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8th day of August 2022.



[Handwritten Signature]

Notary Public

THE ATTACHED TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

[Handwritten Signature: Joel A. Moreno]

Signature

8/8/2022
Date

This instrument was prepared by: Wilson & Wilson, LLC, 3710 Commercial Avenue, Suite 14, Northbrook, Illinois 60062

MAIL TO:
Wilson & Wilson LLC
3710 Commercial Avenue, #14
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:
Joel A. Moreno and Rosa M. Moreno
2320 Seeley Avenue
Chicago, Illinois 60608