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2225957003

THIS INSTRUMENT WAS PREPARED BY/MAIL TO:

Rosalind Pando
Attorney at Law
2852 N. Campbell Ave., Chicago, IL 60618
NAME & ADDRESS OF PROPERTY OWNER
ALFONSO SANCHEZ
1529 N. Keystone Ave.
Chicago, IL 60651

Doc# 2225957003 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/16/2022 09:44 AM PG: 1 OF 3

**ILLINOIS REAL PROPERTY 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: _____ by the property owner or owners, whose name(s) is/are: **MARIA C. RAMIREZ ALVAREZ, an unmarried woman**, and currently live(s) at the street address of: **7538 N. Ridge Blvd, Unit 1E**, in the City of: **Chicago** and County of: **Cook** in the State of: **Illinois** with a zip code of: **60645**, while being of sound mind and disposing memory, do/does now hereby make(s) declare(s) and publishes this TODI, stating and attesting to the following: That the above-referenced property owner(s), is/are, the **SOLE** owner(s) of the real property, under a duty recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on the date of: _____ as document number:

_____ 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 -o Xr- SEE ATTACHED

LEGAL DESCRIPTION ATTACHED HERETO AS

EXHIBIT 'A' _____

PROPERTY INDEX NUMBER(PIN): 11-30-307-217-1033

COMMONLY REFERRED TO ADDRESS: 7538 N. Ridge Blvd, Unit 1E., Chicago, IL 60645

Finally, the owner(s), 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(es) 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**

SPECIAL NOTICE: This form is provided compliments of COOK COUNTY CLERK KAREN A. YARBROUGH, and DOES NOT CONSTITUTE LEGAL ADVICE. 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. COOK COUNTY CLERK'S OFFICE STAFF MAY NOT assist you with preparation of this, or any legal document.

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA, PROPERTY TAX CODE)

As referenced on the foregoing page, the aforementioned OWNER(S) does 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 (A)	BENEFICIARY (B)	BENEFICIARY (C)	BENEFICIARY (D)
ROBERTO SANCEN	ALICIA AGUILAR	_____	_____
_____	_____	_____	_____

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names of the desired additional BENEFICIARIES. Also, if there are multiple beneficiaries, the OWNER(S) desire(s) receive the transfer, it should be 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:

CONTINGENCY BENEFICIARY (A)	CONTINGENCY BENEFICIARY (B)	CONTINGENCY BENEFICIARY (C)	CONTINGENCY BENEFICIARY (D)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

PRINT OWNER NAME (A): **MARIA C. RAMIREZ ALVAREZ**

SIGNATURE OF OWNER (A): *Maria Ramirez*

DATE SIGNED BEFORE NOTARY: 08/16/2022

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 A NOTARY PUBLIC:

We, the undersigned witnesses, hereby certify that the foregoing TCDI was executed and signed on the date referenced above, and signed by the owner(s) as her, his, or their voluntary TCDI in our presence, at the request of her, him or them, and while also in the presence of one another. We also do not 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): *Rosalind Pando*

PRINT WITNESS NAME (B): _____

SIGNATURE OF WITNESS (A): *Rosalind Pando*

SIGNATURE OF WITNESS (B): _____

DATE SIGNED BEFORE NOTARY: 8/16/2022

DATE SIGNED BEFORE NOTARY: _____

NOTARY VERIFICATION SECTION:

STATE OF IL

DATE NOTARIZED: August 16, 2022

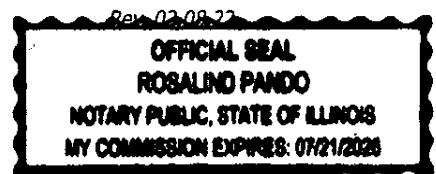
COUNTY OF Cook

AFFIX NOTARY STAMP BELOW:

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 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: Rosalind Pando

SIGNATURE OF NOTARY: *Rosalind Pando*



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 7538-1E IN THE NORTH END CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN PINGREE STREET AND RIDGE AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010339040, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF P-10. A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION

Permanent Index #'s: 11-30-307-217-1033 (Vol. 000)

Property Address: 7538 N. Ridge Blvd., Unit 1E, Chicago, Illinois 60645

Property of Cook County Clerk's Office