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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/07/2022 09:57 AM PG: 1 OF 3

PREPARED BY:

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

**PROPERTY OWNER
INFORMATION**

Ernesto Morales
2336 S. Christiana Ave.
Chicago, IL 60623

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT

Pursuant to §755 ILCS 27/1 Et Seq.

This Transfer on Death Instrument (hereinafter referred to as a TODI), which was executed and signed before a notary public on this 24th day of October in the year of 2022, by the property owner or owners, Ernesto Morales, who currently resides at 2336 S. Christiana Avenue in the City of Chicago, and County of Cook, in the State of Illinois, with a zip code of 60623, 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 real property, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on January 12th, 2004 as document number 0401235030 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:

LOT 26 IN BLOCK 5 IN KRALOVEC AND KASPER'S SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 44 ACRES THEREOF), IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 16-26-121-038-0000

Property Address: 2336 S. Christiana Avenue, Chicago, IL 60623

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TRANSFER ON DEATH INSTRUMENT, PAGE 2 – MORALES

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

Silvia Morales (wife)	Ernesto Morales Jr.	Denise Morales	Silvia Morales (daughter)
2336 S. Christiana Ave.	2336 S. Christiana Ave.	2336 S. Christiana Ave.	2336 S. Christiana
Chicago, IL 60623	Chicago, IL 60623	Chicago, IL 60623	Chicago, IL 60623

As joint tenants.

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.

ERNESTO MORALES

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.

Hilda Calderon-Renu
Signature

Hilda Calderon-Renu
Name

6030 S. Kilbourn
Address

Chicago IL
City, State, Zip

J. Balanoff
Signature

Jose Calderon
Name

6030 S. Kilbourn
Address

Chicago IL 60629
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 24th day of October, 2022.

D. Balanoff
NOTARY PUBLIC

