

UNOFFICIAL COPY

ILLINOIS TRANSFER ON DEATH INSTRUMENT

NAME AND ADDRESS OF TAXPAYER:

Maribel Villanueva
2635 S. Hamlin Ave.
Chicago, Illinois 60623



Doc# 2234715011 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/13/2022 11:08 AM PG: 1 OF 3

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On this date, December 13, 2022, **MARIBEL VILLANUEVA**, residing at **2635 SOUTH HAMLIN AVENUE, CHICAGO, IL 60623** executes this transfer on death instrument. **MARIBEL VILLANUEVA** will transfer, upon her death, the following residential real estate in its entirety:

Property Address: 2635 South Hamlin Avenue, Chicago, Illinois 60623
County: Cook

Property Identification Number ("PIN"): **16-26-304-019-0000** (Refer to documents #2232522039 dated 11/21/22 and document #2234640000 dated 12/12/2022)

LEGAL DESCRIPTION: SEE EXHIBIT A.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to my son **David Barraza** (whose current address is 2635 S. Hamlin Ave., Chicago, Illinois 60623).

Upon my death, I transfer my interest in the above-described property to the beneficiaries as designated above.

This instrument revokes any and all prior transfer on death instruments made by the above-mentioned owner for the above mentioned residential real estate.

Before my death, I have the right to revoke this instrument.

This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

Owner Signature

Owner Printed Name

Maribel Villanueva

Dated

December 13, 2022

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I attest that Maribel Villanueva, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on December 13, 2022. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed: *Jhoselin Valadez* 954 W. Washington Blvd., Suite 625
Printed: Jhoselin Valadez Chicago, IL 60607

I attest that Maribel Villanueva, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on December 13, 2022. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

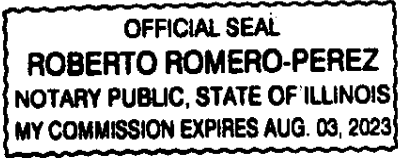
ADDRESS OF WITNESS:

Signed: *Federico M. Rodriguez* 954 W. Washington Blvd, Ste 625
Printed: Federico M. Rodriguez Chicago, IL 60607

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT Maribel Villanueva, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses Jhoselin Valadez and Federico M. Rodriguez ~~Angela Osorio~~ in person and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

Dated: December 13, 2022



Roberto Romero-Perez
Notary Public: ROBERTO ROMERO-PEREZ

My commission expires: August 3, 2023

This document was prepared by:
The Perrom Law Office, LLC
954 W. Washington, Suite 625
Chicago, Illinois 60607
312.637.9886

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EXHIBIT A

PROPERTY LEGAL DESCRIPTION

PIN 16-26-304-010-0000

2635 SOUTH HAMLIN AVENUE, CHICAGO, IL 60623

LOT 36 IN SUBBLOCK 2 IN BLOCK 6 IN STEEL'S SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN (S): 16-26-304-010-0000

CKA: 2635 SOUTH HAMLIN AVENUE, CHICAGO, IL 60623

Property of Cook County Clerk's Office