

UNOFFICIAL COPY

**TRANSFER ON DEATH
INSTRUMENT**

**per
Illinois Residential Real Property
Transfer on Death Instrument
Act
755 ILCS 27/1, et. seq.**

Doc#: 2301146138 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2023 03:16 PM Pg: 1 of 3

Prepared by & Mail Instrument To:
Mario Correa, Esq.
6200 N. Hiawatha Ave., Ste 625
Chicago, IL 60646

Taxpayer:
Salvador Morales
Celia Morales
2324 N. Harding Ave.
Chicago, IL 60647

WHEREAS, **SALVADOR MORALES** (aka **Gregorio Salvador Morales**) and **CELIA MORALES** married to each other are the owners of the property commonly known as 2324 N. Harding Ave., Chicago, IL 60647 as document number 0318847029.

THE OWNERS, **SALVADOR MORALES** and **CELIA MORALES**, (collectively the "OWNERS"), married to each other and both of the City of Chicago, Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1, et. seq. (the "Act"), hereby TRANSFER UPON THE DEATH OF THE SURVIVOR OF THE OWNERS the Real Estate (defined below) to the then acting trustee of the **MORALES JOINT REVOCABLE TRUST dated December 21, 2022**; the Real Estate, referenced above and the subject of this transfer on death, is located in Cook County and described as follows:

LEGAL DESCRIPTION- SEE ATTACHED

PIN: 13-35-100-021-0000

ADDRESS: 2324 NORTH HARDING AVENUE, CHICAGO, ILLINOIS 60647

This Transfer on Death may be revoked by us jointly or the survivor of us by filing a written revocation in compliance with 755 ILCS 27/55.

DATED this 21 day of December, 2022

Salvador Morales (SEAL)
SALVADOR MORALES

Celia Morales (SEAL)
CELIA MORALES

UNOFFICIAL COPY

ATTESTATION

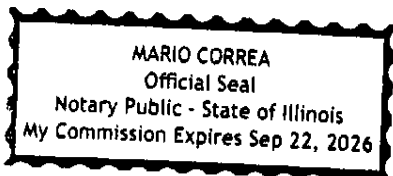
We the undersigned witnesses attest in that on the date thereof the Owners SALVADOR MORALES and CELIA MORALES executed this Transfer on Death Instrument in our presence and that we, at the Owners' requests and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed this instrument as their own free and voluntary act, and that at the time of the execution the witnesses believed the Owner to be of sound mind and memory.

Witnesses	Addresses
<u>Lisa Ortiz</u>	residing at <u>6200 N. Hiawatha Ave., Ste 625</u>
	<u>Chicago, IL 60646</u>
<u>Celia Morales</u>	residing at <u>6200 N. Hiawatha Ave., Ste 625</u>
	<u>Chicago, IL 60646</u>

STATE OF ILLINOIS, COUNTY OF COCK) ss

The foregoing instrument was Subscribed, sworn to and acknowledge before me by SALVADOR MORALES and CELIA MORALES as the Owners, and the subscribed and sworn to before me by Lisa Ortiz, and Elaine Rivera, witnesses, this 21st day of Dec., 2022.

Mario Correa
Notary Public



COUNTY - ILLINOIS	TRANSFER
STAMP	EXEMPT UNDER
PROVISIONS OF PAR. E SECTION 31-45, REAL ESTATE TRANSFER TAX	
LAW, 35 ILCS 200/31-45.	
DATE: <u>12/21/22</u>	
<u>Salvador Morales</u>	
Buyer, Seller or Representative	

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 7 IN HAVERKAMPF AND POPP'S RESUBDIVISION OF LOTS 28 TO 44 BOTH INCLUSIVE, IN BLOCK 2 IN C. BILLINGS SUBDIVISION OF THE NORTH 13 ACRES (EXCEPT THE RAILROAD) OF THE WEST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 12-35-100-021-0000

ADDRESS: 2324 NORTH HARDING AVENUE, CHICAGO, ILLINOIS 60647

Property of Cook County Clerk's Office