

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Farmers Insurance -

Raul Hernandez

149 W. Boughton Rd, Bolingbrook IL 60440

NAME & ADDRESS OF PROPERTY OWNER:

Hector Arias

5128 S. KEELER AVENUE

Chicago IL 60632



\*2301134026\*

Doc# 2301134026 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/11/2023 12:55 PM PG: 1 OF 2

## ILLINOIS RESIDENTIAL 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: January 11 2023, by the property owner or owners, whose name is or are: Hector Arias

Ma Mercedes Arias, and currently live at the street address of: 5128 S. Keeler Avenue

in the city of: Chicago, and county of: COOK, in the state of: ILLINOIS

with a zip code of: 60632, while being of sound mind and disposing memory, do now hereby make, declare and

publish this TODI, stating and attesting to the following. That the above-referenced property owner or owners, is or are, the **SOLE** owner(s) of the residential (which must be between 1 - 4 units) real estate, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on the date of: 4/29/2015 as document number: 1511913084 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  -OR- SEE ATTACHED

Lot 12 and the north Half of Lot 13, In Block 5 in Archer heights a subdivision of Part of the North West Quarter of the Southeast quarter of section 10, township 38 north, range 13, east of The third principle meridian in cook County, Illinois, as per plat recorded July 12, 1987 as Document 4065470, In Cook County, IL

PROPERTY IDENTIFICATION NUMBER (PIN): 14-10-403-033-0000

COMMONLY REFERRED TO ADDRESS: 5128 S. KEELER Avenue, Chicago IL 60632

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 Il, 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**.

**SPECIAL NOTICE:** This form is provided compliments of **EDWARD M. MOODY, COOK COUNTY RECORDER OF DEEDS** and **DOES NOT CONSTITUTE LEGAL ADVICE** in any way, shape or form. 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, as the **COOK COUNTY RECORDER OF DEEDS OFFICE STAFF MAY NOT** assist you with the 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. IL REAL ESTATE TRANSFER TAX LAW**

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:

<u>BENEFICIARY (A)</u>	<u>BENEFICIARY (B)</u>	<u>BENEFICIARY (C)</u>	<u>BENEFICIARY (D)</u>
<u>Adan Arias</u>	<u>Hector Enrique Arias</u>	_____	_____
<u>5128 S Keeler Av</u>	<u>5128 S. Keeler Ave</u>	_____	_____
<u>Chicago IL 60632</u>	<u>Chicago IL 60632</u>	_____	_____

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names and addresses of the desired additional BENEFICIARIES. Also, if there are multiple beneficiaries, the OWNER or OWNER desires that the transfer be to those 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.

<u>CONTINGENCY BENEFICIARY (A)</u>	<u>CONTINGENCY BENEFICIARY (B)</u>	<u>CONTINGENCY BENEFICIARY (C)</u>	<u>CONTINGENCY BENEFICIARY (D)</u>
_____	_____	_____	_____
_____	_____	_____	_____

I, or we, the SOLE OWNERS hereby swear and affirm that the foregoing witness were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): <u>HECTOR ARIAS</u>	PRINT OWNER NAME (B): <u>MARIA MERCEDES</u>
SIGNATURE OF OWNER (A): <u>Hector Arias</u>	SIGNATURE OF OWNER (B): <u>Maria Mercedes Arias</u>
DATE SIGNED BEFORE NOTARY: <u>1/11/23</u>	DATE SIGNED BEFORE NOTARY: <u>1/11/23</u>

**WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER / OWNERS, ALL WITNESSES, AND NOTARY PUBLIC:**  
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner or owners as her, his, or their voluntary TODI in our presence, at the request of her, him or 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.

PRINT WITNESS NAME (A): <u>Rebeca Urenda</u>	PRINT WITNESS NAME (B): <u>Marlene Rodriguez</u>
SIGNATURE OF WITNESS (A): <u>[Signature]</u>	SIGNATURE OF WITNESS (B): <u>[Signature]</u>
DATE SIGNED BEFORE NOTARY: <u>1/11/2023</u>	DATE SIGNED BEFORE NOTARY: <u>1/11/2023</u>

**NOTARY VERIFICATION SECTION:**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Will )

DATE NOTARIZED: JANUARY 11, 2023

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 are 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: \_\_\_\_\_ SIGNATURE OF NOTARY: \_\_\_\_\_

**AFFIX NOTARY STAMP BELOW:**

