

UNOFFICIAL COPY

Doc#. 2302010226 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2023 03:45 PM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

MAIL TO:

Regina Rathnau, Esq.
53 West Jackson Boulevard #557
Chicago, IL 60604

NAME & ADDRESS OF TAXPAYER:

Arnulfo Herrera
3854 W. 70th Place
Chicago, IL 60629

THE GRANTOR, **ARNULFO HERRERA** (surviving spouse of **Elodia Herrera** as tenants by the entirety), in fee simple, of Chicago, Illinois; and GRANTEES, my son, **RODOLFO HERRERA** as a twenty percent (20%) tenant in common, and my daughter, **SONIA BRIONES**, as an eighty percent (80%) tenant in common, with either share passing per stirpes to the descendants of a predeceased Grantee, make the following agreement:

WITNESSES: The Grantor in consideration of the sum of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, and in pursuance and authority of every other power and authority the Grantor hereunto enabling, do hereby convey and quitclaim upon death of Grantor unto the Grantees in fee simple of the following real property:

SEE APPENDIX A FOR LEGAL DESCRIPTION

Permanent Index Number: 19-23-325-022-0000

Property Address: 3854 W. 70th Place
Chicago, IL 60629

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the GRANTOR aforesaid have hereunto set his hands and seal this 13 day of January 2023.



ARNULFO HERRERA, Grantor

UNOFFICIAL COPY

The Grantor, **ARNULFO HERRERA**, signed this Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Grantors' request and in the Grantors' presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Grantor to be of sound mind and memory at the time of signing.

WITNESSES

ADDRESSES

(print) JEFF SMITH

53 W JACKSON

(signature) [Signature]

CHICAGO IL 60604

(print) MARK FERRARO

53 W JACKSON

(signature) [Signature]

CHICAGO IL 60604

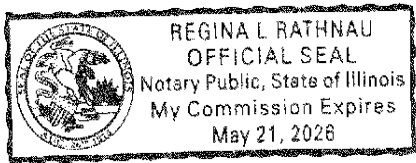
State of Illinois

County of Cook

)
) SS
)

I, the undersigned, a Notary Public in and for said County, in said State, DO HEREBY CERTIFY that **ARNULFO HERRERA, AND WITNESSES** (Jeff Smith AND Mark Ferraro), personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have signed, sealed and delivered the said instrument as their free and voluntary act as such successor trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 13 day of January, 2023.



[Signature]
NOTARY PUBLIC
Commission expires: 5/21/26

This instrument was prepared by:
The Law Office of Regina L. Rathnau LLC
53 West Jackson Boulevard, Suite 557
Chicago, Illinois 60604

UNOFFICIAL COPY

APPENDIX A - LEGAL DESCRIPTION

LOT 22 IN BLOCK 11 IN MURDOCK'S MARQUETTE PARK ADDITION, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 50 FEET THEREOF) OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 19-23-325-022-0000

**Property Address: 3854 W. 70th Place
Chicago, IL 60629**

Property of Cook County Clerk's Office