

**TRANSFER ON DEATH
INSTRUMENT**

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Doc#: 2302425040 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2023 10:12 AM Pg: 1 of 2

This Transfer on Death Instrument made on this 12th day of January, 2023, by the Owner, Federico Galvan, a widower, of the Village of Maywood, County of Cook, and State of Illinois, being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

LOT 11 (EXCEPT THE NORTH 18 FEET THEREOF) IN BLOCK 1 IN THE RESUBDIVISION OF BLOCKS 1, 2, 7 AND 8 OF A SUBDIVISION OF 34 ACRES IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1939 S. 10th Ave., Maywood, IL 60153


P.I.N.: 15-15-415-015-0000

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers (effective on the death of the Owner last to die if more than one owner) the above-described residential real estate to the following Beneficiaries in two equal parts:

Beneficiary Name and Address:

Teresa Arcos, my daughter, now residing at 9 N. 3rd Ave., Maywood, IL 60153; and
Ernie Galvan, my son, now residing at 702 N. 3rd Ave., Maywood, IL 60153.

IN WITNESS WHEREOF, the Owner has executed this Transfer on Death Instrument on the date above written.


Federico Galvan

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner, Federico Galvan, as the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner signed this Transfer on Death Instrument as his own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

Mila Gloria Novak

(Signature of Witness)

Mila Gloria Novak, 2300 W. Lake St., Melrose Park, IL 60160 (Name and Address of Witness)

Juana Rodriguez

(Signature of Witness)

Juana Rodriguez, 2306 W. Lake St., Melrose Park, IL 60160 (Name and Address of Witness)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owner and Witnesses personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, 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 official seal, this 12th day of January, 2023



Norma Garbutt

(Notary Public)

Prepared by: Mila Gloria Novak, P.C., 2300 W. Lake St., Melrose Park, IL 60160

Return to: Mila Gloria Novak, P.C., 2300 W. Lake St., Melrose Park, IL 60160

Owner's Name and Address: Federico Galvan, 1939 S. 10th Ave., Maywood, IL 60153

Tax Bills to: Federico Galvan, 1939 S. 10th Ave., Maywood, IL 60153

Exempt under the provisions of Paragraph E, Section 31-45, Property Tax Code

Date: 1-12-23

Representative: *Federico Galvan*