

UNOFFICIAL COPY

**TRANSFER ON DEATH
INSTRUMENT**

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

Doc#. 2306806284 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2023 11:58 AM Pg: 1 of 3

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

Taxpayer:
Sandra Shuttleworth
Jesus M. Banuelos
4530 N. Merrimac Ave.
Chicago IL, 60630

WHEREAS, **SANDRA SHUTTLEWORTH and JESUS M. BANUELOS** are the owners of the property commonly known as 4530 N. Merrimac Ave., Chicago, Illinois, as evidenced by the warranty deed recorded in Cook County, Illinois, as document number 2135133495.

THE OWNERS, **SANDRA SHUTTLEWORTH and JESUS M. BANUELOS**, (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 **JESUS M. BANUELOS REVOCABLE TRUST dated March 3, 2023**, if JESUS M. BANUELOS survives SANDRA SHUTTLEWORTH, and if JESUS M. BANUELOS fails to survive SANDRA SHUTTLEWORTH or if the order of deaths cannot be determined, then the Real Estate shall be transferred upon death to the then acting trustee of the **SANDRA SHUTTLEWORTH REVOCABLE TRUST dated March 3, 2023**; the Real Estate, referenced above and the subject of this transfer on death, is located in Cook County and described as follows:

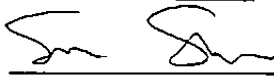
LEGAL DESCRIPTION- SEE ATTACHED

PIN: 13-17-110-045-0000

ADDRESS: 4530 NORTH MERRIMAC AVE. CHICAGO ILLINOIS, 60630

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 3 day of March, 2023.

 (SEAL)
SANDRA SHUTTLEWORTH

 (SEAL)
JESUS M. BANUELOS

UNOFFICIAL COPY

ATTESTATION

We the undersigned witnesses attest in that on the date thereof the Owners **SANDRA SHUTTLEWORTH** and **JESUS M. BANUELOS** 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

Lisa Ortiz

residing at 6200 N. Hiawatha Ave., Ste 625

Chicago, IL 60646

Yanira Escalante

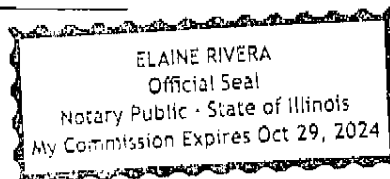
residing at 6200 N. Hiawatha Ave., Ste 625

Chicago, IL 60646

STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was Subscribed, sworn to and acknowledge before me by SANDRA SHUTTLEWORTH and JESUS M. BANUELOS as the Owners, and the subscribed and sworn to before me by Lisa Ortiz, and Yanira Escalante, witnesses, this 3 day of March, 2023.

Elaine Rivera
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: 3/3/23

Jesús M. Banuelos Jr.
Buyer, Seller or Representative

UNOFFICIAL COPY

LEGAL DESCRIPTION

THE SOUTH $\frac{1}{2}$ OF LOT 110 IN HEAFIELD'S LAWRENCE AVENUE TERMINAL GARDEN SUBDIVISION IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-17-110-045-0000

ADDRESS: 4530 NORTH MERRIMAC AVE. CHICAGO ILLINOIS, 60630

Property of Cook County Clerk's Office