

UNOFFICIAL COPY

ILLINOIS TRANSFER ON DEATH INSTRUMENT



Doc# 2307915014 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/20/2023 03:33 PM PG: 1 OF 2

NAME AND ADDRESS OF TAXPAYER:

Maria A. Espinoza
4821 North Avers Avenue (1st Floor)
Chicago, Illinois 60625

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Maria A. Espinoza (divorced), residing at 4821 North Avers Avenue (1st Floor), Chicago, Illinois 60625, executes this transfer on death instrument. **Maria A. Espinoza** will transfer upon death the following residential real estate in its entirety:

Property Address: **4821 North Avers Avenue (First Floor), Chicago, Illinois 60625**
County: Cook County
Property Identification Number ("PIN"): 13-11-324-012-0000

LEGAL DESCRIPTION: LOT 13 IN BLOCK 2 IN THE RESUBDIVISION OF LOTS 25 TO 48 INCLUSIVE, IN BLOCK 1 AND LOTS 30 TO 47, INCLUSIVE, IN BLOCK 2 IN THE FIELD'S ADDITION TO ALBANY PARK, BEING A SUBDIVISION OF THE SOUTH WEST 1/4 OF THAT PART LYING BETWEEN THE EAST 60 ACRES AND THE WEST 60 ACRES OF THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to my brother, **Fausto Espinoza**, 4821 North Avers Avenue (Second Floor) Chicago, IL (50% Share), and my sister, **Maria S. Dominguez**, 1830 North Drake Ave. Chicago, IL 60647 (50% Share), as tenants in common.

If any of the named beneficiaries predecease me, then to the survivors.


Upon my death, I transfer my interest in the above-described property to the beneficiaries as designated above.

This instrument revokes any and all prior transfer on death instruments made by the above mentioned owner for the above mentioned residential real estate.

Before my death, I have the right to revoke this instrument.

This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

Dated: 3/20/2023


Maria A. Espinoza

UNOFFICIAL COPY

I attest that Maria A. Espinoza, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on the above-referenced date. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed: *Carmel Compagnott*

205 W. Randolph Suite 1610

Printed: Carmel Compagnott

Chicago, IL 60606

I attest that Maria A. Espinoza, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on the above-mentioned date. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed: *Taylor Cary*

205 W. Randolph Suite 1610

Printed: Taylor Cary

Chicago, IL 60606

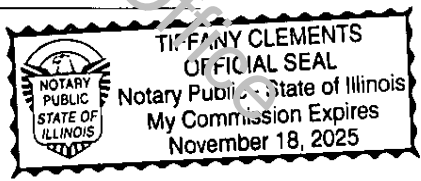
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT **Maria A. Espinoza**, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses Carmel Compagnott and Taylor Cary in person and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

3/20/2023
Dated

Tiffany Clements
Notary Public

My commission expires: 11/18/2025



This document was prepared by:
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