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TRANSFER ON DEATH INSTRUMENT



Doc# 2308234002 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/23/2023 09:24 AM PG: 1 OF 3

We, Grantors, JUAN ARROYO and LAURA ARROYO, husband and wife, of 2216 W. 109th Street, Chicago, Illinois 60643, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for this Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the owners of residential real estate ("Property") under a duly recorded Deed dated Aug. 12, 1998 and recorded August 17, 1998 as document number 98724943 in the County of Cook, State of Illinois. The property is legally described as:

LOT 39 IN THE RESUBDIVISION OF BLOCK "R" IN THE BLUE ISLAND LAND AND BUILDING COMPANY'S RESUBDIVISION OF CERTAIN LOTS AND BLOCKS IN MORGAN PARK WASHINGTON HEIGHTS, IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N. 25-18-306-024-0000 and Commonly known as: 2216 W. 109th Street, Chicago, Illinois 60643

That under Illinois Residential Real Property Transfer on Death Instrument Act (755 ILCS 27/1 et seq.), the owner of a property may transfer residential real estate by a Transfer on Death Instrument; as such, this transfer does not become effective until and at the time of the last of us to die. Further, effective upon the death of the last of us to die, we hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon the death of the last to die of JUAN ARROYO and LAURA ARROYO, the above described residential real estate shall be conveyed and transferred to our beneficiaries as follows:

(i) Forty percent (40%) shall be distributed to BIANCA CRISTINA ARROYO, if BIANCA CRISTINA ARROYO survives the last to die of JUAN ARROYO and LAURA ARROYO for thirty days. If BIANCA CRISTINA ARROYO does not so survive, then this share shall be distributed to the descendants, per stirpes, of BIANCA CRISTINA ARROYO, who so survive; however, notwithstanding anything in this paragraph (i) to the contrary, any share to BIANCA CRISTINA ARROYO or a descendant of BIANCA CRISTINA ARROYO shall be made to the testamentary trust created under Article Three of the Will of the survivor of JUAN ARROYO and LAURA ARROYO dated the 13 day of March, 2023 for the benefit of such individual, as property of that Trust, to be administered and distributed in accordance with the terms and provisions thereof.

(ii) Ten percent (10%) shall be distributed to the then living descendants, per stirpes, of BIANCA CRISTINA ARROYO, who survive the last to die of JUAN ARROYO and LAURA ARROYO for thirty (30) days; however, notwithstanding anything in this paragraph (ii) to the contrary, any share to a descendant of BIANCA CRISTINA ARROYO shall be made to the testamentary trust created under Article Three of the Will of the survivor of JUAN ARROYO and LAURA

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ARROYO dated the 13 day of March, 2023 for the benefit of such individual, as property of that Trust, to be administered and distributed in accordance with the terms and provisions thereof.

(iii) Fifty percent (50%) shall be distributed to THE JUAN CARLOS ARROYO 3rd PARTY SPECIAL NEEDS TRUST dated the 11th day of December, 2009, as property of that Trust, to be administered and distributed in accordance with the terms and provisions thereof, if JUAN CARLOS ARROYO survives the last to die of JUAN ARROYO and LAURA ARROYO for thirty (30) days.

(iv) If any of the distributions in subparagraphs (i) through (iii) above lapse or fail due to no so surviving beneficiary, then the remaining distributions in subparagraphs (i) through (iii) above shall be proportionately increased.

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE LAST GRANTOR/OWNER TO DIE. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTORS OR THE SURVIVOR OF THEM HAS THE RIGHT TO WITHDRAW OR RESCIND THIS INSTRUMENT AT ANY TIME. ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN

Executed at Chicago, Illinois on this 13 day of March, 2023

Juan Arroyo
JUAN ARROYO

Laura Arroyo
LAURA ARROYO

AFFIDAVIT

We, the undersigned, being the Grantors and owners of the land described in this instrument, JUAN ARROYO, and LAURA ARROYO, and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby certify to the undersigned authority that the Grantors, whose identity was verified by a government issues document, signed and executed the instrument as the Grantors' Transfer on Death Instrument of real estate which is a revocable instrument and that the Grantors had signed willingly and that the Grantors executed it as the Grantors' free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Grantors, signed the Grantors' Transfer on Death Instrument as witness in accordance with Illinois Public Act 102-0167, and that to the best of his or her knowledge, the Grantors was at that time eighteen (18) years of age or older, of sound mind and memory, and under no constraint or undue influence. Further, each of the witnesses acknowledge that they signed said instrument as their free and voluntary act for the uses and purposed therein set forth.

THE GRANTORS:

Juan Arroyo
JUAN ARROYO
Laura Arroyo
LAURA ARROYO

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THE WITNESSES:

[Signature]
Signature of Witness #1

Holly Garcia

Printed Name of Witness #1

[Signature]
Signature of Witness #2

Bethany Callese

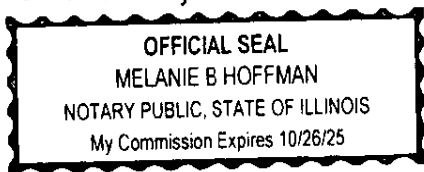
Printed Name of Witness #2

ILLINOIS NOTARY ACKNOWLEDGMENT UNDER ILLINOIS PUBLIC ACT 102-0167

State of Illinois
County of Lake

I, **Melanie B. Hoffman**, a Notary Public in the State and County aforesaid, hereby certify that on this day, while I was physically present in the State of Illinois, JUAN ARROYO, and LAURA ARROYO, also physically present in the State of Illinois, and the witnesses, also physically present in the State of Illinois, all personally appeared before me by means of an interactive two-way audio and video communication, which allowed this notary, the persons executing the document, as well as the person(s) witnessing the document, to communicate with each other simultaneously in accordance with the Illinois Public Act 102-0167, and further that JUAN ARROYO and LAURA ARROYO who are either known to me, or have provided satisfactory evidence of identity, by presenting government issued documentation, to be the persons whose names are subscribed to the Transfer on Death Instrument consisting of three (3) pages, to which this Acknowledgment is attached and made a part thereof, and the witnesses, all acknowledged to me that they executed the same as their free and voluntary act and all acknowledged to me their presence in the State of Illinois.

Given under my hand and seal office this 14 day of March, 2023



[Signature]
Notary Public

This Document Prepared by and **Mail to:** Benjamin Rubin, Attorney, RUBIN LAW, A Professional Corporation, 1110 Lake Cook Road, Suite 165, Buffalo Grove, Illinois 60089-1997, 847-279-7999; Fax 847-279-0090; E-mail: Email@rubinlaw.com

Mail current tax bill to:
JUAN ARROYO,
2216 W. 109th Street, Chicago, Illinois 60643

Mail subsequent tax bill upon death to:
Trustee(s)
dated the 13 day of March, 2023
2216 W. 109th Street, Chicago, Illinois 60643