

TRANSFER ON DEATH
INSTRUMENT

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Doc#: 2309547118 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2023 03:25 PM Pg: 1 of 2

This Transfer on Death Instrument made on this 3rd day of April, 2023, by the Owners, MISAEL AVILA and ROSAELIA AVILA A/K/A ROSA AVILA, husband and wife, of the Village of Melrose Park, County of Cook, and State of Illinois, being the Owners of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois:

THE SOUTH 9 FEET OF LOT 1 AND ALL OF LOT 2 IN BLOCK 57 IN MELROSE, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1417 N. 14th Ave., Melrose Park, IL 60160

PERMANENT INDEX NUMBER (PIN): 15-03-403-029-0000

The Owners, 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 five equal parts, per stirpes:

Beneficiary Names and Addresses:

Mario Avila, our son;
Brenda Avila, our daughter;
Janette Avila, our daughter;
Mirella Avila, our daughter; and
Efrain Avila, our son.

IN WITNESS WHEREOF, the Owners have executed this Transfer on Death Instrument on the date above written.


Misael Avila


Rosaelia Avila a/k/a Rosa Avila

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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 Owners, Misael Avila and Rosaelia Avila a/k/a Rosa Avila, as the Owners' Transfer on Death Instrument in our presence and that we, at the Owners' request and in the Owners' 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 signed this Transfer on Death Instrument as their own free and voluntary act and that the Owners were 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)

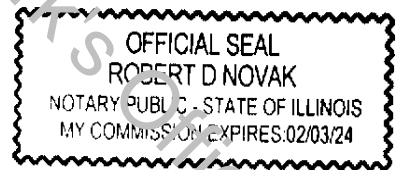
Juana Rodriguez, 2306 W. Lake St., Melrose Park, IL 60160 (Name and Address of Witness)

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 Owners 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 3rd day of April, 2023

R.D. Novak
(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: Misael & Rosa Avila, 1417 N. 14th Ave., Melrose Park, IL 60160

Tax Bills to: Misael & Rosa Avila, 1417 N. 14th Ave., Melrose Park, IL 60160

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

Date: 4-3-23 Representative: Mila Gloria Novak