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TRANSFER ON DEATH INSTRUMENT

(Statutory-Illinois-755 ILCS 27/1 et. seq.)



Doc# 2311447004 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/24/2023 10:34 AM PG: 1 OF 3

THE GRANTORS, Hector Ortiz and Maria D. Ortiz, of 2314 N. 74th Court, Elmwood Park, County of Cook, State of Illinois, pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act (Illinois Compiled Statutes 755 ILCS 27/1 et. seq.), conveys and warrants, effective upon their death, to Hector P. Ortiz, of 2741 W. Warren Blvd, Chicago, IL 60612; Nelson Ortiz, of 2314 N. 74th Court, Elmwood Park, IL 60707; and Vanessa K. Ortiz, of 2314 N. 74th Court, Elmwood Park, IL 60707, as Tenants in Common, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

See Attached Legal Description

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Real Estate: 2314 N. 74th Court, Elmwood Park, IL 60707
Permanent Index Number: 12-36-202-029-0000

Dated this 28th day of March, 2022.

Hector Ortiz
Hector Ortiz

Maria D. Ortiz
Maria D. Ortiz

ATTESTATION CLAUSE

On the date set forth above, Hector Ortiz and Maria D. Ortiz, husband and wife,, the Owners of the above-described real estate, signed this Transfer on Death Instrument in our presence, declaring it to be their Transfer on Death Instrument, and at their request, we attested to it in her presence, in the presence of a licensed Illinois Notary Public and in the presence of each other, believing Hector Ortiz and Maria D. Ortiz, to be of sound and disposing mind and memory.

[Signature] residing at

535 Maple Ave, #2
Lincoln, IL 60532

[Signature] residing at

15 E. Highland Ave
Villal Park, IL 60181

S ✓
P 3
S 4-1
SC
INT JP

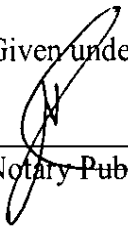
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NOTARIZATION

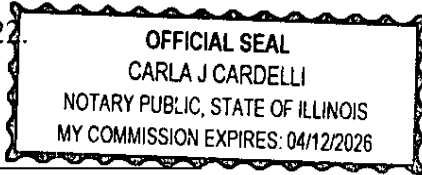
State of Illinois)
)
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Hector Ortiz and Maria D. Ortiz, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and Charlene Monaghan and Rhonda Kollman, the two witnesses attesting to the foregoing instrument and the competency of Hector Ortiz and Maria D. Ortiz, 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 28th day of March, 2022.



Notary Public



Commission expires

This instrument was prepared by:

Attorney John P. Pizinger, 322 S. Ardmore Avenue, Villa Park, IL 60181. 630-833-1122-ph/1269-fx John@cjaiellolaw.com

Mail To & Send Subsequent Bill To:

Hector Ortiz and Maria D. Ortiz
2314 N. 74th Court
Elmwood Park, IL 60707

Property of Cook County Clerk's Office

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LOT 20 IN BLOCK 6 IN MARWOOD'S ADDITION TO CHICAGO, A SUBDIVISION IN SECTIONS 25 AND 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED JUNE 2, 1913 AS DOCUMENT 5197471, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office