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

Doc#: 2313813030 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2023 09:40 AM Pg: 1 of 3

Prepared by & Mail Instrument To:
Mario Correa, Esq.
4801 W. Peterson Ave., Ste 414
Chicago, IL 60646

Taxpayer:
Francisco G. Mendoza Vazquez
Martha A. Cuellar-Martinez
1431 N. Lawndale Ave.
Chicago IL, 60651

WHEREAS FRANCISCO G. MENDOZA (aka Francisco G. Mendoza Vazquez) and MARTHA A. CUELLAR-MARTINEZ married to each other are the owners of the property commonly known as 1431 NORTH LAWDALE AVENUE, CHICAGO ILLINOIS, 60651 as document number 1231416058.

THE OWNERS, FRANCISCO G. MENDOZA and MARTHA A. CUELLAR-MARTINEZ, (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 FRANCISCO G. MENDOZA REVOCABLE TRUST dated May 17, 2023; if FRANCISCO G. MENDOZA survives MARTHA A. CUELLAR-MARTINEZ, and if FRANCISCO G. MENDOZA fails to survive MARTHA A. CUELLAR-MARTINEZ, 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 MARTHA A. CUELLAR-MARTINEZ REVOCABLE TRUST dated May 17, 2023; the Real Estate, referenced above and the subject of this transfer on death, is located in Cook County and described as follows:

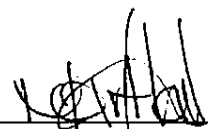
LEGAL DESCRIPTION – SEE ATTACHED
PIN: 16-02-114-003-0000
ADDRESS: 1431 NORTH LAWDALE AVENUE, CHICAGO ILLINOIS 60651

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 17 day of May, 2023



FRANCISCO G. MENDOZA VAZQUEZ (SEAL)



MARTHA A. CUELLAR-MARTINEZ (SEAL)

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ATTESTATION

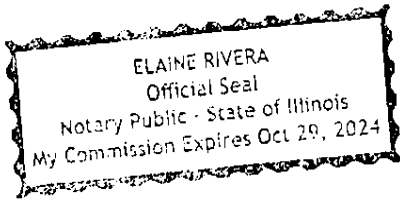
We the undersigned witnesses attest in that on the date thereof the Owners FRANCISCO G. MENDOZA VAZQUEZ and MARTHA A. CUELLAR-MARTINEZ executed this Transfer on Death Instrument in our presence and that we, at the Owners' requests and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best 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
<u><i>Julio A. Gordon Van</i></u>	residing at <u>4801 N. Peterson Ave., Ste 414</u> <u>Chicago, IL 60646</u>
<u><i>Lisa Ortiz</i></u>	residing at <u>4801 N. Peterson Ave., Ste 414</u> <u>Chicago, IL 60646</u>

STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was Subscribed, sworn to and acknowledge before me by FRANCISCO G. MENDOZA VAZQUEZ and MARTHA A. CUELLAR-MARTINEZ as the Owners, and the subscribed and sworn to before me by Leslie Vazquez, and Lisa Ortiz, witnesses, this 17 day of may, 2023.

Elaine Rivera
Notary Public



COUNTY - ILLINOIS TRANSFER STAMP EXEMPT UNDER PROVISIONS OF PAR. F SECTION 31- 45. REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45.
DATE: <u>5/17/23</u>
<u><i>[Signature]</i></u> Buyer, Seller or Representative

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LEGAL DESCRIPTION

LOT 10 AND 11 IN BLOCK 8 IN BEEB'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ (EXCEPT THE 5 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 2, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID LOTS 10 AND 11, THE EASTERLY 16 FEET THEREOF CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC ALLEY BY WARRANTY DEED DATED JUNE 19, 1907, RECORDED AS DOCUMENT NUMBER 4853798)., IN COOK COUNTY, ILLINOIS.

PIN: 16-02-114-003-0000

ADDRESS: 1431 NORTH LAWNDALE AVENUE, CHICAGO ILLINOIS 60651

Property of Cook County Clerk's Office