

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

### NAME/ADDRESS OF OWNER/TAXPAYER:

Oscar A. Martinez  
6631 S. Kostner Ave  
Chicago, IL 60629

### PREPARED BY/MAIL TO:

Dominick Villa  
505 S. LaGrange Rd  
LaGrange, IL 60525



\*2316657002\*

Doc# 2316657002 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/15/2023 09:19 AM PG: 1 OF 2

THIS TRANSFER ON DEATH INSTRUMENT is made this 12<sup>th</sup> day of June 2023, by Oscar A. Martinez, ("Owner"), of City of Chicago, County of Cook, State of Illinois, being the sole owner of the following described residential real estate located in Cook County, Illinois, to wit:

LOT 11 IN THIRD ADDITION TO PRINCE BUILDER'S SUBDIVISION, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 174 FEET THEREOF) OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

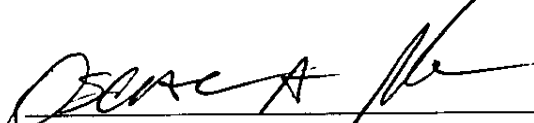
Address of Property: 6631 S. Kostner Ave, Chicago, Illinois 60629

Property Index Number: 19-22-216-021-0000

Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, if applicable, does hereby convey and transfer, effective on the date of death of Owner, the above-described residential real estate to the then-acting trustee of the Martinez Family Trust dated June 12, 2023, as may be amended and restated.

This Transfer on Death Instrument may be revoked at any time by a written instrument signed by Owner, if alive and competent, and provided such writing is prepared and recorded pursuant to then-applicable law.

IN WITNESS WHEREOF, said Owner has hereunto set his hand and seal the day and year first written above.

  
\_\_\_\_\_  
Oscar A. Martinez, Owner

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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 Oscar A. Martinez as his Transfer on Death Instrument as his own free and voluntary act in our presence and that we, at his request and in his presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that Oscar A. Martinez was at the time of signing of sound mind and memory, and under no undue influence.

Dated: June 12, 2023

Cathleen Villa  
CATHLEEN VILLA  
5115 S SAJRE  
CHG IL 60438

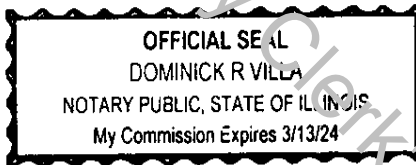
Sarah  
Sarah Carpenter Villa  
6919 30th Pl, Berwyn, IL 60402

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owner 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 on  
June 12, 2023,

*[Signature]*  
Notary Public



County of Cook Clerk's Office