

# UNOFFICIAL COPY

## ILLINOIS TRANSFER ON DEATH INSTRUMENT

PT23-93239ACC  
PROPER TITLE, LLC

NAME AND ADDRESS OF TAXPAYER:

**Otto H. Espinal**  
200 45<sup>th</sup> Avenue  
Northlake, Illinois 60164

Doc#: 2317113263 Fee: \$51.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/20/2023 10:56 AM Pg: 1 of 4

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On this date, June 3, 2023, **Otto H. Espinal** (married to Lissette N. Espinal), residing at 200 45<sup>th</sup> Avenue, Northlake, Illinois 60164 executes this transfer on death instrument.

**Otto H. Espinal** hereby transfers, effective upon my death, to my wife **Lissette N. Espinal** (if she survives me) the following residential real estate in its entirety:

Property Address: **200 45<sup>th</sup> Avenue, Northlake, Illinois 60164**

County: Cook

Property Identification Numbers (PIN's): **15-05-222-021-0000** and **15-05-222-022-0000**

**Lots 1 and 2**, being a Resubdivision of Lot 18 in Block 12 in Town Manor, a Subdivision of the North 100 acres of the Northeast Quarter of Section 5, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT to all easements, covenants, conditions and restrictions of record (if any).

If the above-listed beneficiary (my wife) predeceases me, then the above real estate (in its entirety) is to be given to our sons in equal shares: **Henry A. Espinal** and **Allan J. Espinal**, as Joint Tenants with rights of survivorship.

Effective upon my death, I transfer my interest in the above Property to the primary beneficiary (my wife) as designated above; provided however that if she predeceases me, then effective upon my death, I transfer my interest in the above-described property to the contingent beneficiaries (our sons) as further designated above.

If and to the extent applicable, this instrument revokes any and all prior transfer on death instruments made by the above-mentioned owner for the above mentioned residential real estate.

Before my death, I have the right to revoke this instrument.

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This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the Cook County Recorder of Deeds.

X *Otto H. Espinal*  
Otto H. Espinal

6/3/2023  
June 3, 2023

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT **Otto H. Espinal**, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses Nestor A. Paguaga and Sandra P. Lovestrand in person and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

June 3, 2023

*John E. Lovestrand*  
Notary Public

My commission expires: 3/24/2027



# UNOFFICIAL COPY

I attest that **Otto H. Espinal**, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on June 3, 2023.

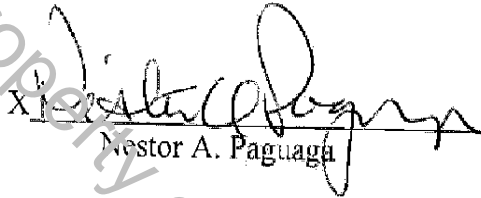
This instrument was executed as a free and voluntary act by the owner.

At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed:

  
Nestor A. Paguaga

6802 N. Lincolnwood Drive  
Lincolnwood, IL 60712

Printed:

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT **Nestor A. Paguaga**, known to me to be the same person whose name is subscribed as WITNESS, appeared before me and the owner of the Property and the witness Sandra P. Lovestrand in person and acknowledged witnessing the execution of this instrument by Otto H. Espinal, for the uses and purposes therein set forth.

June 3, 2023

  
Notary Public

My commission expires: 3/24/2027



# UNOFFICIAL COPY

I attest that **Otto H. Espinal**, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on June 3, 2023.

This instrument was executed as a free and voluntary act by the owner.

At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

Signed: X Sandra P. Lovestrand  
Printed: Sandra P. Lovestrand

ADDRESS OF WITNESS:

7030 N. Keystone Avenue  
Lincolnwood, IL 60712

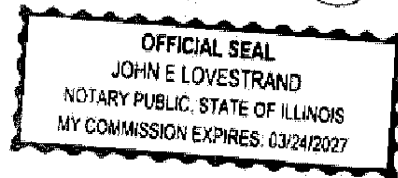
STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK )

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT **Sandra P. Lovestrand**, known to me to be the same person whose name is subscribed as WITNESS, appeared before me and the owner of the Property and witness Nestor A. Paguaga in person and acknowledged witnessing the execution of this instrument by Otto H. Espinal, for the uses and purposes therein set forth.

June 3, 2023

John E. Lovestrand  
Notary Public

My commission expires: 3/24/2027



This document was prepared by:  
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