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THIS INSTRUMENT WAS PREPARED BY:

Oscar Lopez
5535 S. Seeley Ave
Chicago, IL 60631



2317834000

Doc# 2317834000 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/27/2023 09:10 AM PG: 1 OF 2

NAME & ADDRESS OF PROPERTY OWNER:

Oscar Lopez
5535 S. Seeley Ave
Chicago, IL 60631

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO 87/55 ILCS 27/1 ET SEQ.

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was completed and signed before a notary public on the following date: _____, by the property owner or owners, whose name(s) is/are: Oscar

Lopez, and currently live at the street address of: 5535 S. Seeley Ave.

in the City of: Chicago, and County of: Cook, in the State of: ILLINOIS

with a zip code of: 60636, while being of sound mind and disposing memory, do/does now hereby make(s), declare(s)

and publishes this TODI, stating and attesting to the following: That the above-referenced property owner(s), is/are, the **SOLE** owner(s) of the residential (which must be between 1 - 4 units) real estate, under a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was

recorded on the date of: 06-22-23 as document number: _____ with the proper County Agency in the

County of: Cook in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property:

LEGAL DESCRIPTION: CHECK WHICH APPLIES - WRITTEN BELOW ☐ -OR- SEE ATTACHED ☐

Lot 20 in Block 1 IN Dewey's subdivision of the south 1819.8 Feet
OF the north 1986.8 Feet of the east 1127.8 Feet and south 290 Feet of the north
2276.8 Feet of the East 837.3 Feet and the 290 Feet of the south 323 Feet of the
east. 987.3 Feet of the East 1/2 of the northwest 1/4 of section 18, Township 38 North Range
14 East of the third principal Meridian in Cook County IL.

PROPERTY IDENTIFICATION NUMBER(PIN): 20-18-106-017-0000

COMMONLY REFERRED TO ADDRESS: 5535 S. Seeley Ave
Chicago IL 60631

Finally, the owner, or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, does now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** on the following page in the specified **TENANCY TYPE** if multiple **BENEFICIARIES**.

SPECIAL NOTICE: This form is provided compliments of COOK COUNTY CLERK KAREN A. YARBROUGH, and DOES NOT CONSTITUTE LEGAL ADVICE. Furthermore, it is provided WITHOUT any TITLE EXAMINATION or REVIEW of your individual estate plan. PLEASE CONTACT AN ATTORNEY OR LICENSED ESTATE PLANNING PROFESSIONAL if you have additional questions, comments or concerns regarding how to complete this form. COOK COUNTY CLERK'S OFFICE STAFF MAY NOT assist you with the preparation of this, or any legal document.

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA. PROPERTY TAX CODE)

As referenced on the foregoing page, the aforementioned OWNER(S) does now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, or last to die of the OWNERS, the above-described real property to the named BENEFICIARY or BENEFICIARIES in the specified TENANCY TYPE if multiple BENEFICIARIES are listed. Additionally, in the event the BENEFICIARY or BENEFICIARIES pre-decease the OWNER or OWNERS, the following CONTINGENCY BENEFICIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE:

BENEFICIARY (A)BENEFICIARY (B)BENEFICIARY (C)BENEFICIARY (D)

Jesus Yair Ruiz Martinez Ana Karen Robledo

4546 S. Houder St 4818 S. Winchester Ave.

Chicago IL 60609. Chicago IL 60609.

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names and addresses of the desired additional BENEFICIARIES.

Also, if there are multiple beneficiaries, the OWNER(S) desire(s) receive the transfer, it should be BENEFICIARIES IN THE FOLLOWING TENANCY TYPE:

CHOOSE ONE (ONLY): JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP ☐ -OR- TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP ☐

In the event all of the above-referenced BENEFICIARIES pre-decease the owner/owners, the following CONTINGENCY BENEFICIARIES shall replace them:

CONTINGENCY BENEFICIARY (A)CONTINGENCY BENEFICIARY (B)CONTINGENCY BENEFICIARY (C)CONTINGENCY BENEFICIARY (D)

I, or we, the SOLE OWNER(S) hereby swear and affirm that the foregoing wishes were made as my/our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): Jesus Yair Ruiz Martinez

PRINT OWNER NAME (B): _____

SIGNATURE OF OWNER (A): [Signature]

SIGNATURE OF OWNER (B): _____

DATE SIGNED BEFORE NOTARY: 06-22-2023

DATE SIGNED BEFORE NOTARY: _____

WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND A NOTARY PUBLIC:

We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner(s) as her, his, or their voluntary TODI in our presence, at the request of her, him or them, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner or owners, was or were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

PRINT WITNESS NAME (A): Veronica PoncePRINT WITNESS NAME (B): Jesus MartinezSIGNATURE OF WITNESS (A): [Signature]SIGNATURE OF WITNESS (B): [Signature]DATE SIGNED BEFORE NOTARY: 6-22-23DATE SIGNED BEFORE NOTARY: 7/15/23 6-22-23NOTARY VERIFICATION SECTION:STATE OF IllinoisDATE NOTARIZED: 6-22-23COUNTY OF Cook

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner or owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

PRINT NOTARY NAME: Soraya LopezSIGNATURE OF NOTARY: [Signature]AFFIX NOTARY STAMP BELOW:

SORAYA LOPEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 10, 2023