

TRANSFER ON DEATH
INSTRUMENT

UNOFFICIAL COPY

Doc#: 2320813089 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2023 11:41 AM Pg: 1 of 2

This Transfer on Death Instrument made on this 26th day of July, 2023, by the Owners, GREGORY VELASQUEZ, an unmarried man, and FRANCES V. LEORA, an unmarried woman, of the Town of Cicero, County of Cook, and State of Illinois, being the Owners of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

LOT 70 IN E.A. CUMMINGS AND COMPANY'S SECOND ADDITION TO WARREN PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1901 S. 57th Ct., Cicero, IL 60804

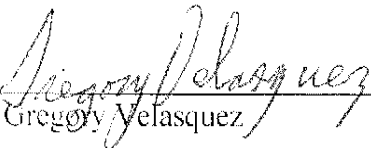
P.I.N.: 16-20-422-001-0000

The Owners, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, convey and transfer (effective on the death of the Owner last to die if more than one owner) the above-described residential real estate to the following sole Beneficiary per stirpes:

Beneficiary Name and Address:

Ernie Galvan, our nephew, now residing at 702 N. 3rd Ave., Maywood, IL 60153.

IN WITNESS WHEREOF, the Owners have executed this Transfer on Death Instrument on the date above written.



Gregory Velasquez



Frances V. Leora

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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 the Owners, Gregory Velasquez and Frances V. Leora, as the Owners' Transfer on Death Instrument in our presence and that we, at the Owners' request and in the Owners' presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owners signed this Transfer on Death Instrument as their own free and voluntary act and that the Owners were of sound mind and memory at the time of signing.

Mila Gloria Novak
(Signature of Witness)

Mila Gloria Novak, 2300 W. Lake St., Melrose Park, IL 60160 (Name and Address of Witness)

Juana Rodriguez
(Signature of Witness)

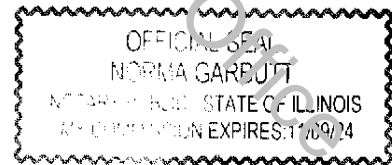
Juana Rodriguez, 2306 W. Lake St., Melrose Park, IL 60160 (Name and Address of Witness)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owners 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, this 26th day of July, 2023

Norma Garbutt (Notary Public)



Prepared by: Mila Gloria Novak, P.C., 2300 W. Lake St., Melrose Park, IL 60160

Return to: Mila Gloria Novak, P.C., 2300 W. Lake St., Melrose Park, IL 60160

Owners' Name and Address: Gregory Velasquez & Frances V. Leora, 1901 S. 57th Ct., Cicero, IL 60804

Tax Bills to: Gregory Velasquez, 1901 S. 57th Ct., Cicero, IL 60804

Exempt under the provisions of Paragraph E, Section 31-45, Property Tax Code

Gregory Velasquez Representative 7-26-23 DATE