

TRANSFER ON DEATH

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Doc#: 2323006168 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2023 02:54 PM Pg: 1 of 2

Send deed after recording to:
David Delgado
1430 North Western Avenue
Chicago, IL 60622

Send tax bills to:
Carmen Ortiz
2501 N. Mont Clare Avenue, apt 1
Chicago, IL 60707

THIS DEED, made this 11th day of August, 2023, between Carmen Ortiz, divorced and not remarried, 2501 N. Mont Clare Avenue, apt #1, of the City of Chicago, County of Cook and State of Illinois hereinafter referred to as Grantor, and Carmen Velez, Grantee, 1943 North 75th Avenue, Elmwood Park, IL 60707, of the County of Cook and State of Illinois, hereinafter referred to as Grantee in accordance with the Residential Real Property Transfer on Death Instrument Act (the "Act") for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby, upon her death, CONVEY and QUIT CLAIM to the Grantee all of her interest in the following described real estate situated in the County of Cook in the State of Illinois, a residence, as defined by the Act, owned by Grantor, to wit:

Lots 25 and 26 in Block 3 in Clark and Seaton's addition to Monte Clare, being in the Southwest 1/4 of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Common Address: 2501 N. Mont Clare Avenue, Chicago, IL 60707
PIN: 13-30-318-021-0000

TO HAVE AND HOLD said real estate and improvements forever and does hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed will be effective upon the death of the Grantor. The recording of this deed will not prohibit the Grantor from selling, transferring or otherwise disposing of the real estate identified in this deed during her lifetime.

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

Carmen Ortiz
Carmen Ortiz (S.F.A.L)

The undersigned hereby certify that in our presence on August 11th, 2023, Carmen Ortiz signed the foregoing instrument and acknowledged that it is a Deed executed in accordance with the Illinois Real Property Transfer on Death Instrument Act and that at her request and in her presence and in the presence of each other we have signed our names below as witnesses, and that we believe her to be of sound mind and memory.

Signature/Name
Katherine Traino-Kniffin

Address
6625 N. Lightfoot Ave. Chicago, IL 60646

Linnette M. Morales
LINNETTE M. MORALES

5409 W Galewood Ave.
Chicago, IL 60639

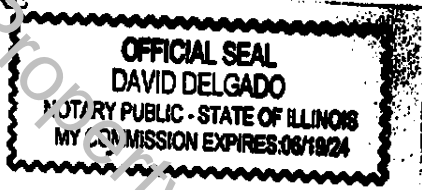
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STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carmen Ortiz, Grantor, and Katherine Treviño-Kniffin and Linnette Morales as witnesses, signed this Deed in my presence and in the presence of each other on August 11th, 2023.

Given under my hand and official seal, this 11th day of Aug. 20 2023

IMPRESS SEAL HERE



Commission expires June 19 20 24

[Signature]
NOTARY PUBLIC

This instrument was prepared by Richard Wolfe, 5 Revere Drive, suite 200, Northbrook, IL 60062

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Notary Public of Cook County Clerk's Office