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2324915016

PREPARED BY:

Attorney Dan Balanoff
10100 S. Ewing Avenue
Chicago, IL 60617

Doc# 2324915016 Fee \$41.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/06/2023 01:37 PM PG: 1 OF 3

PROPERTY OWNER

INFORMATION

Guadalupe Estrada
11610 S. Avenue J
Chicago, IL 60617

ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT

Pursuant to §755 ILCS 27/1 Et Seq.

This Transfer on Death Instrument, which was executed and signed before a notary public on this 5th day of September in the year of 2023, by the property owner or owners, Guadalupe Estrada., who currently reside at 11610 S. Avenue J, in the City of Chicago, County of Cook, in the State of Illinois, with a zip code of 60617, while being of sound mind and disposing memory, do now hereby make, declare and publish this Transfer on Death Instrument, revoking any prior TODIs made and recorded by me, and stating and attesting to the following:

That the above referenced property owner or owners are the SOLE owner(s) of the residential real estate, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on December 1st, 1999, as document number 09120780 with the proper County Agency in the County of Cook, in the State of Illinois. Furthermore, this Transfer on Death Instrument is intended to transfer the following real property legally described as:

LOT 4 (EXCEPT THE NORTH 20.38 FEET THEREOF), ALL OF LOT 5, AND THE NORTH .038 FEET OF LOT 6 IN BLOCK 18 IN WHITFORD'S SOUTH CHICAGO SUBDIVISION OF THE EAST FRACTIONAL HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANEG 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED MARCH 15, 1869, IN BOOK 168 OF MAPS, PAGE 123, IN COOK COUNTY, ILLINOIS.

Property Identification Number: **26-20-115-024-0000**

Commonly Referred to Address: **11610 S. Avenue J, Chicago, IL 60617**

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TRANSFER ON DEATH INSTRUMENT, PAGE 2 – GUADALUPE ESTRADA

This Instrument is Exempt Pursuant to § 35 ILCS 200/31-45, Para, Illinois Real Estate Transfer Tax Law.

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, do 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.

BENEFICIARY DESIGNATION

Margarita Lozano
10235 S. Avenue L
Chicago, IL 60617

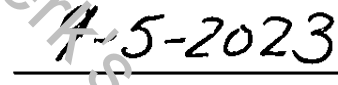
Veronica E. Lopez
11604 S. Avenue H
Chicago, IL 60617

As joint tenants.

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



GUADALUPE ESTRADA



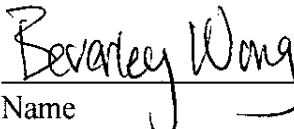
DATE

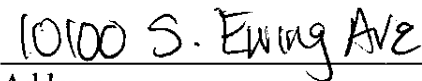
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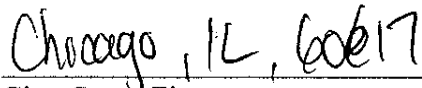
WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the foregoing Transfer on Death Instrument was executed and signed on the date referenced above, and signed by the owner or owners as his/her/their voluntary Transfer on Death Instrument in our presence, at the request of him/her/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.



Signature



Name

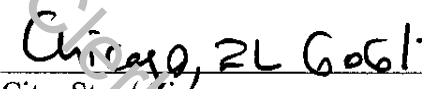

Address


City, State, Zip


Signature

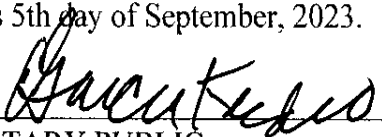

Name


Address


City, State, Zip

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 Owner or Owners, and witnesses, personally known or proven to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day 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 notarial seal this 5th day of September, 2023.


NOTARY PUBLIC

