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TRANSFER ON DEATH
INSTRUMENT

per
Illinois Residential Real Property
Transfer on Death Instrument
Act
755 ILCS 27/1, et. seq.



Doc# 2327957026 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/06/2023 11:58 AM PG: 1 OF 3

Prepared by & Mail Instrument To:

Mario Correa, Esq.
4801 W. Peterson Ave., Ste 414
Chicago, IL 60646

Taxpayer:

Maria Teresa Lopez
4437 S. Homan
Chicago, IL 60632

WHEREAS AGUSTIN LOPEZ died on May 21, 2023
MARIA TERESA LOPEZ, a widow and not since remarried, is the owner of the
property commonly known as 4437 SOUTH HOMAN, CHICAGO, IL 60632.

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter called "TODI"), is executed by the
OWNER, **MARIA TERESA LOPEZ** ("OWNER"), a widow and not since remarried, of
Chicago, Illinois for and in consideration of TEN DOLLARS, and other good and valuable
consideration in hand paid, and pursuant to the Illinois Residential Real Property Transfer on
Death Instrument Act, 755 ILCS 27/1, et. seq. (the "Act"), hereby TRANSFERS UPON THE
DEATH OF THE OWNER the Real Estate (defined below) to **MARIA TERESA LOPEZ**, or
the successor trustee then acting, of the **MARIA TERESA LOPEZ REVOCABLE TRUST**
dated June 30, 2021, as restated September 25, 2023, the Real Estate, referenced above and
the subject of this TODI, located in Cook County and described as follows:

LEGAL DESCRIPTION- SEE ATTACHED

PIN: 19-02-411-013-0000

ADDRESS: 4437 SOUTH HOMAN AVE., CHICAGO, ILLINOIS

The following provisions shall apply to the grantee trust:

Full power and authority is granted here to the trustee or its successors to protect, conserve, sell,
lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case will any party dealing with the trustee in relation to the real estate or to whom the real
estate or any part of it is conveyed, contracted to be sold, leased, or mortgaged by trustee be
obliged to see to the application of any purchase money, rent, or money borrowed or advanced on
the real estate, be obliged to see that the terms of the trust have been complied with or be obliged
to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to

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inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate will be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease or other instrument of this type: (a) that at the time of the delivery the trust created here and by the trust agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained here and in the trust agreement or in the amendments, and binding on all beneficiaries, (c) that trustee was authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage or other instrument of this type, and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them will be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and this interest is declared here to be personal property. No beneficiary will have any title or interest, legal or equitable, in or to the real estate, but only an interest in the possession, earnings, avails, and proceeds from it.

DATED this 25 day of September, 2023.

Maria Teresa Lopez (SEAL)
MARIA TERESA LOPEZ

ATTESTATION

We the undersigned witnesses attest in that on the date thereof the Owner MARIA TERESA LOPEZ executed this Transfer on Death Instrument in our presence and that we, at the Owner's request and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner executed this instrument as the Owner's free and voluntary act, and that at the time of the Owner's execution we the witnesses believed the Owner to be of sound mind and memory.

Witnesses

Addresses

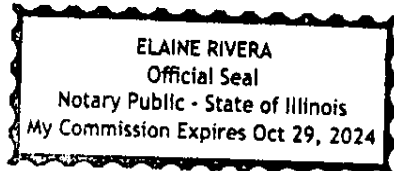
Jefre Alejandro Vazquez residing at 4801 W. Peterson Ave., Ste 414
Chicago, IL 60646

Yasmine Corral residing at 4801 W. Peterson Ave., Ste 414
Chicago, IL 60646

STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was Subscribed, sworn to and acknowledge before me by MARIA TERESA LOPEZ is the Owner, and the subscribed and sworn to before me by Leslie A. Vazquez, and Yasmine Corral, witnesses, this 25 day of September, 2023.

Elaine Rivera
Notary Public



COUNTY - ILLINOIS TRANSFER
STAMP EXEMPT UNDER
PROVISIONS OF PAR. E SECTION 31-
45, REAL ESTATE TRANSFER TAX
LAW, 35 ILCS 200/31-45.
DATE: 9/25/23
Maria Teresa Lopez

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LEGAL DESCRIPTION

LOT 35 IN BLOCK 9 IN W. HAYDEN BELL'S ARCHER AND FEDZIE AVENUE
SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 38 NORTH,
RANGE 13, EAST OF THE THIRDS PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS.

PIN: 19-02-411-013-0000

ADDRESS: 4437 SOUTH HOMAN AVE., CHICAGO, ILLINOIS

Property of Cook County Clerk's Office