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THIS INSTRUMENT WAS PREPARED/MAIL TO:

JAMES E. KOSTRO, Esq.  
4928 S. CICERO AVENUE  
Chicago, IL 60638



Doc# 2328628139 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/13/2023 03:58 PM PG: 1 OF 4

NAME & ADDRESS OF PROPERTY OWNER:

GRACIELA CALDERON  
10328 S. KEATING AVE, UNIT 2A  
OAK LAWN, IL 60453

ILLINOIS REAL PROPERTY TRANSFER ON DEATH INSTRUMENT (TODI)  
PURSUANT TO § 755 ILCS 27/1 ET SEQ., AS AMENDED

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a TODI), which was completed and signed before a notary public on the following date: 9 OCT 23, by the property owner or owners, whose name(s) is/are: GRACIELA CALDERON, and currently live(s) at the street address of: 10328 S. KEATING, UNIT 2A in the City of: OAK LAWN and County of: COOK in the State of: ILLINOIS with a zip code of: 60453, 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 real estate, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on the date of: 4 APR 23 as document number: 2309429154 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  SEE ATTACHED

PROPERTY INDEX NUMBER(PIN): 24-15-100-044-1004

COMMONLY REFERRED TO ADDRESS: 10328 S. KEATING AVE, UNIT 2A  
OAK LAWN, IL 60453

Finally, the owner(s), 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(es) 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.

Handwritten notations: S, P, S, M, SC, E, and a signature.

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TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO 95 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 A. VEGA (SON) JOSHUA P. CALDERON (SON)

6028 S. MASON AVE. 10328 S. KEATING 2A

CHGO, IL 60638 OAK LAWN, IL 60453  
(DOB 3 FEB 79) (DOB 5 OCT 95)

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): GRACIELA CALDERON

SIGNATURE OF OWNER (A): X Graciela Calderon

DATE SIGNED BEFORE NOTARY: 9 OCT 23

PRINT OWNER NAME (B): /

SIGNATURE OF OWNER (B): /

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): GAMAKIEL YBARRA

SIGNATURE OF WITNESS (A): X Gamakiel Ybarra

DATE SIGNED BEFORE NOTARY: 9 OCT 23

PRINT WITNESS NAME (B): ADAYS YBARRA

SIGNATURE OF WITNESS (B): X Aday Ybarra

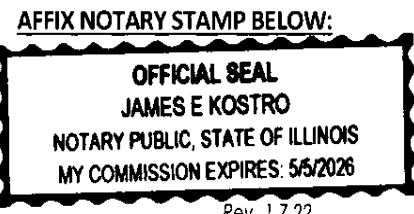
DATE SIGNED BEFORE NOTARY: 9 OCT 23

**NOTARY VERIFICATION SECTION:**

STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

DATE NOTARIZED: 9 OCT 23

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.



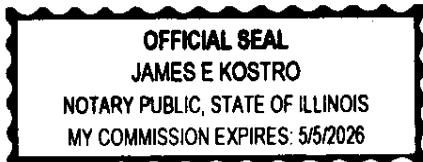
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PRINT NOTARY NAME:

JAMES E. KOSTRO

SIGNATURE OF NOTARY:

*James E. Kostro*



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COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387

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## LEGAL DESCRIPTION

Address(es): 10328 S. Keating Avenue, Unit 2A, Oak Lawn, Illinois 60453

PIN(s): 24-15-100-044-1004

UNIT #2-A AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL') LOTS 29, 30 & 31 IN BLOCK 4 IN F DeLUGACH'S CICERO GARDENS, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTH 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 12, 1954 & KNOWN AS TRUST AGREEMENT RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23970568, TOGETHER WITH AN UNDIVIDED 11.66 % INTEREST IN SAID PARCEL (EXCEPTING SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREIN AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALSO TOGETHER WITH AN EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA #2-A AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.