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PREPARED BY:

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

**PROPERTY OWNER
INFORMATION**

Alfredo Rivera
Delia Rivera
18218 Stoney Island Ave.
Lansing, IL 60438



Doc# 2331734023 Fee \$41.00
2331734023
RHSP FEE:\$18.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 11/13/2023 04:07 PM PG: 1 OF 3

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 7th day of November in the year of 2023, by the property owner or owners, Alfredo Rivera and Delia Rivera, husband and wife, who currently reside at 18218 S. Stoney Island Avenue, in the Village of Lansing, County of Cook, in the State of Illinois, with a zip code of 60438, 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 October 13th, 2006, as document number 0628654004, 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:

LOTS 7, 8, 9, 10, 11, AND 12 IN SUBDIVISION OF BLOCK 1 IN MORTON'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 26 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 29-35-407-031-0000, 29-35-407-032-0000, 29-35-407-033-0000, 29-35-407-034-0000, 29-35-407-035-0000, 29-35-407-036-0000

Property Address: 18218 Stoney Island Avenue, Lansing, Illinois 60438

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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

Andrew D. Rivera
18218 Stoney Island Avenue
Lansing, IL 60438

In fee simple.

CONTINGENT BENEFICIARY DESIGNATION

Logan D. Rivera
18218 Stoney Island Avenue
Lansing, IL 60438

In fee simple.

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

Alfredo Rivera
ALFREDO RIVERA

11/7/23
DATE

Delia Rivera
DELIA RIVERA

11-7-23
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.

[Handwritten Signature]
Signature

Beverley Wong
Name
10100 S. Ewing Ave
Address
Chicago, IL, 60617
City, State, Zip

[Handwritten Signature]
Signature

DAM BAUMOFF
Name
10100 S. Ewing Ave
Address
Chicago, IL 60617
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 7th day of November, 2023.

[Handwritten Signature: E Garcia Kudro]
NOTARY PUBLIC

