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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/17/2024 10:43 AM PG: 1 OF 2

TRANSFER ON DEATH INSTRUMENT

OWNER(S) NAME AND ADDRESS
AND TAXES TO:
SANDRA M. MARTINEZ
2557 OAK STREET
RIVER GROVE, IL 60171

BENEFICIARIES NAMES &
ADDRESSES
MORGEN S. MARTINEZ
2557 OAK STREET
RIVER GROVE, IL 60171

THIS TRANSFER ON DEATH INSTRUMENT made this 9th day of January, 2024, by SANDRA M. MARTINEZ, of the Village of River Grove, County of Cook, and State of Illinois, (herein "Owner") being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

LOTS 31, 32 AND 33 IN BLOCK 2 IN J. BELL'S SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL ¼ OF FRACTIONAL SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 100 FEET LYING BETWEEN OAK AND MAPLE STREETS) ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JUNE 4, 1890, IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES, AS DOCUMENT NUMBER 1281427, BOX 40 OF PLATS, PAGE 47, IN COOK COUNTY, ILLINOIS.

PIN: 12-26-318-005-0000

COMMONLY KNOWN AS: 2557 N. OAK STREET, RIVER GROVE, ILLINOIS 60171

The Owner being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner: SANDRA M. MARTINEZ, the above described residential real estate to Owner's daughter: MORGEN S. MARTINEZ:

Morgen S. Martinez
2557 Oak Street
River Grove, IL 60171

A 100% undivided interest and in the event that said daughter predeceases Owner, then said deceased child's share shall be reallocated to said deceased child's living descendants, per *stirpes*, and if there are no descendants that survive said child, then said share shall be reallocated to the Owner's then living descendants, per *stirpes*.

IN WITNESS WHEREOF, the said Owner as hereunto set her hand and seal the day and year first above written.

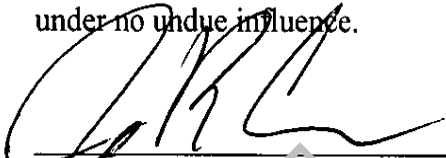
 (Seal)
SANDRA M. MARTINEZ

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STATE OF ILLINIOS)
) SS:
COUNTY OF COOK)

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as her Transfer on Death Instrument in our presence and that we, at her request in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no undue influence.



WITNESS



WITNESS


John R. Carrozza (Print)
2715 N. Thatcher Ave. (Address)
River Grove, IL 60171

ANDREW H. DUNCAN (Print)
2715 N - THATCHER (Address)
RIVER GROVE IL 60171

STATE OF ILLINIOS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, HEREBY CERTIFY THAT Owner and witnesses are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the day in person 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 9th day of January, A.D. 2024



Notary Public

My commission expires: 7-20-2025

PREPARED BY and RETURN TO:

The Law Office of John R. Carrozza
John R. Carrozza
2715 N. Thatcher Avenue
River Grove, IL 60171
Phone: 708-453-0056

