

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#: 2404606250 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2024 01:34 PM Pg: 1 of 3

OWNERS NAME AND ADDRESS AND TAXES TO:

* Maria C. Carreon
* 4187 West 78th St.
* Chicago, IL 60652

BENEFICIARY'S NAME & ADDRESS

* Roberto Carreon
* 4187 W. 78th St.
* Chicago, IL 60652

THIS TRANSFER ON DEATH INSTRUMENT made this 20th day of April, A.D. 2023 by Maria C. Carreon [Name of Owner/Owners], of the City of Chicago, County of Cook and State of Illinois, (herein "Owner/Owners") being the sole Owner(s) of the following legally described residential real estate located in Cook County, Illinois.

Legal Description- (Schedule of Real Estate Attached)

Property Address: 4187 W. 78th St. Parcel Identification Number: 19-27-406-018-0000
Chicago, IL 60652

The Owner(s) being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey(s) and transfer(s), effective on the death of the Owner last to die, the above described residential real estate, to: Roberto Carreon and Veronica Carreon
As Joint Tenants [Beneficiary Designation]

IN WITNESS WHEREOF, the said Owner(s) has/ve hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Maria C. Carreon (Seal)
Maria C. Carreon [Owner's Name]

[Owner's Name] (Seal)

STATE OF ILLINOIS)

COUNTY OF Cook) ss

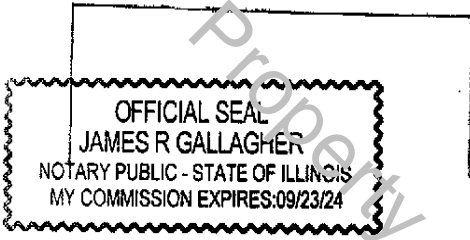
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence and in the presence of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

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Wanda Jensen
 WITNESS [Name][Address]
Richard J. Cember
 WITNESS [Name][Address]

STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner(s) and witnesses personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this 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 20th day of April, A.D. 2023

James R. Gallagher
 Notary Public

My commission expires on 9/23/2024

PREPARED BY and
 RETURN TO:
 James R. Gallagher
 3960 W. 26th St.
 Chicago, IL 60623

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
 SECTION 31-45, REAL ESTATE TRANSFER TAX ACT

4/20/23 Wanda C. Carlson
 Date Buyer, Seller or Representative

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**LOT 109 IN CREST MANOR RESUBDIVISION OF LOT "A" AND PART OF LOT "B"
IN OWNERS DIVISION OF LOT 23 IN SUPERIOR COURT COMMISSIONERS
PARTITION OF THE SOUTH 1/2 (EXCEPT RAILROAD) OF SECTION 27,
TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1954 AS DOCUMENT
NUMBER 15951155, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number (PIN): 19-27-406-018-0000

Address(es) of Real Estate: 4187 West 78th Street, Chicago, IL 60652

Property of Cook County Clerk's Office