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TRANSFER ON DEATH INSTRUMENT

Doc#: 2405313196 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2024 12:07 PM Pg: 1 of 3

OWNERS NAME AND ADDRESS AND TAXES TO:

* Maria M. Sotelo Ferrer
* 2618 S. Kedvale Ave.
* Chicago, IL 50512

BENEFICIARY'S NAME & ADDRESS

* Keila Guadalupe Gomez
* Sotelo
* 2618 S. Kedvale Ave.
Chicago, IL 60623

THIS TRANSFER ON DEATH INSTRUMENT made this 5th day of January, A.D. 2024 by Maria M. Sotelo Ferrer [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: 2618 S. Kedvale Ave. Parcel Identification Number: 16-27-404-029-0000
Chicago, IL 60623

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: Keila Guadalupe Gomez Sotelo

[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 M. Sotelo Ferrer [Owner's Name]

[Owner's Name] (Seal)

STATE OF ILLINOIS)

)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(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.

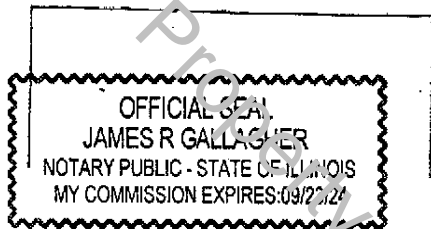
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Leticia S. Cruz 2960 W. 26TH St.
WITNESS [Name][Address] Chicago, IL 60623

Maria Ferrer 2960 W. 26TH St.
WITNESS [Name][Address] Chicago, IL 60623

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 5th day of January, A.D. 20 24

James R. Gallagher
Notary Public
My commission expires on 9/23/2024

PREPARED BY and
RETURN TO:
James R. Gallagher
2960 W. 26th St.
Chicago, IL 60623

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

1/05/2024 + Maria W. Satelo Ferrer
Date Buyer, Seller or Representative

Notary Public's Office

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Lot 46 in Block 4 in McMillan & Wetmor's Subdivision of the North 1/4 of the East 1/2 of the Southeast 1/4 of Section 27, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office