

# UNOFFICIAL COPY

Doc#: 2406718329 Fee: \$59.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/7/2024 12:00 AM Pg: 1 of 2

## TRANSFER ON DEATH INSTRUMENT

Owner(Grantor)/  
Taxes/MAIL to:

Martha Cervantes  
10429 S. Calhoun Avenue  
Chicago, IL. 60617

Area above for county recorder use only

Prepared by:

Martha M. Torres-Allen Herrera (Attorney)  
10931 S. Longwood Dr. Unit 1  
Chicago, IL 60643

Beneficiaries' names and addresses are shown below

This Transfer on Death Instrument, made on this 3 day of March, 2024, by **Martha Cervantes**, (referred to hereinafter as "Owner"), of Chicago, Cook County, Illinois, being the sole owner of the following residential real estate located in Cook County, Illinois, bearing the following legal description:

LOT THIRTY-SEVEN (37) IN BLOCK TWO (2) OF CHARLES H. NIX'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 12, SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 10429 S. Calhoun Avenue, Chicago, IL. 60617

Parcel Identification/Index Number: **25-12-442-011-0000**

That, effective upon my death, I convey and transfer the above-described real estate, to the following Beneficiary, and hereby waive and release all rights under the homestead exemption laws of the State of Illinois:

**Veronica Cervantes (daughter) - 10429 S. Calhoun Avenue, Chicago, IL. 60617**

Signed this 3 day of March, 2024.

*Martha Cervantes*

Owner's signature

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### Witnesses

We, the undersigned witnesses, DO HEREBY CERTIFY:

- 1) The person identified in this Transfer on Death Instrument as Owner signed this Instrument in our presence on the date shown above.
- 2) We signed this Instrument in the presence of the Owner and in the presence of each other.
- 3) We believed the Owner to be of sound mind and memory at the time of signing.

*Andra Sue Fekelsma*  
 Witness signature

ANDRA SUE FEKELSMAN  
 Printed name

9222 ESSEX AVE  
 Street address

CHICAGO, IL 60617  
 City, state, zip code

*Adeline Tapia Garcia*  
 Witness signature

Adeline Tapia Garcia  
 Printed name

10414 S. Calhoun Ave  
 Street address

Chicago IL 60617  
 City, state, zip code

STATE OF ILLINOIS )  
 )  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Martha Cervantes** and the above-named witnesses, each of whom are either personally known to me or presented satisfactory identification, are the same persons whose names are subscribed to the foregoing Instrument and appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3<sup>rd</sup> day of March, 2024.

(Seal)



*Jose D Jara Jr*  
 Notary Public

Exempt under provisions of Paragraph E, Section 31-41, Real Estate Transfer Tax Law.

3/3/24  
 Date

*Martha M. Jara-Alba-Kennec*  
 Representative