

UNOFFICIAL COPY

ILLINOIS TRANSFER ON DEATH INSTRUMENT



Doc# 2407922076 Fee \$41.00
ILRHSP FEE:\$18.00 RPRF FEE:\$0.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/19/2024 3:36 PM
PAGE: 1 OF 3

NAME AND ADDRESS OF TAXPAYER/

MAIL TO:

Return To:

Alejandro Fuentes
4103 N Whipple, Apt 2
Chicago, Illinois 60618

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Alejandro Fuentes (married), residing at 4103 N Whipple, Apt 2, Chicago, Illinois 60618, executes this transfer on death instrument. **Alejandro Fuentes** will transfer upon death the following residential real estate in its entirety:

Property Address: **4103 N Whipple, Chicago, Illinois 60618**
County: Cook County
Property Identification Number ("PIN"): 13-15-319-015-0000

LEGAL DESCRIPTION:

LOT 26 IN BLOCK 3 IN FIELD'S BOULEVARD ADDITION TO IRVING PARK, A SUBDIVISION BY CLIFTON L. FIELD OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to my daughter, **Fabiola Fuentes Vazquez**, Chicago, Illinois (50% share), my granddaughter, **Samantha Fuentes**, 4103 N Whipple, Attic, Chicago IL 60618 (20% share), my grandson, **Edgar Jimenez** of Chicago, IL (7.5% share), my granddaughter, **Bianca Jimenez** of Chicago, IL (7.5% share), my granddaughter, **Aline Fuentes**, of Chicago, IL (7.5% share), and my great-grandson, **Jayden Salgado**, of Chicago, IL (7.5% share).

If any of the previously named beneficiaries pre-deceases me, their share shall be split equally among the surviving beneficiaries. If the recipient of any property under this TODI has not reached the age of 21 years at the time of my death, Fabiola Fuentes Vazquez, my daughter, shall transfer such property to herself as custodian under the Uniform Transfers to Minors Act. Upon my death, I transfer my interest in the above-described property to the beneficiaries as designated above. Minors Act.

This instrument revokes any and all prior transfer on death instruments made by the above mentioned owner for the above mentioned residential real estate.

Before my death, I have the right to revoke this instrument.

This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

S 4
P 3
S 4-1
SC
INT JP

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Dated: _____

03/12/24



Alejandro Fuentes

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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I attest that Alejandro Fuentes, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on the above-referenced date. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed: Lisa Salas

5100 W. Harrison

Printed: Lisa Salas

Chicago, IL 60644

I attest that Alejandro Fuentes, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on the above-mentioned date. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed: Kathy Kloppenburg

5100 W. Harrison

Printed: Kathy Kloppenburg

Chicago, IL 60644

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT **Alejandro Fuentes**, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses Lisa Salas and Kathy Kloppenburg in person and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

3-12-24
Dated

Maria Pahl
Notary Public

My commission expires: 3-23-27

This document was prepared by:
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Chicago, Illinois 60606
312.376.1880