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RECORDING PREPARED BY: Lauren A. Weldon Margolis Weldon, LLC 350 S. Northwest Highway Suite 300 Park Ridge, IL 60068

WHEN RECORDED MAIL TO: Adela Hernandez 4716 North Albany Avenue Chicago, IL 60625

SEND TAX NOTICES TO: Adela Hernandez 4716 North Albany Avenue Chicago, IL 60625 Doc#. 2410024044 Fee: \$59.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/9/2024 9:27 AM Pg: 1 of 4

(Space above this line is for recorder's use only)

TRANSFER ON MEATH INSTRUMENT

OWNER: Adela Hernandez, a widow, individually, of 4716 North Albany Avenue, Chicago, Illinois 60625

BENEFICIARY:

100% to Ana L. Soto, of 4716 North Albany Avenue, Chicago, Llinois 60625

THIS TRANSFER ON DEATH INSTRUMENT made this 20th day of March, 2024 by ADELA HERNANDEZ, of Chicago, County of Cook, and State of Illinois, (herein "Owner/Owners") being the Owner of the following legally described real property located in Cook County, Illinois:

LOT 20 IN BLOCK 35 IN NORTHWEST LAND ASSOCIATION'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE RIGHT WAY OF THE NORTHWESTERN ELEVATED RAILROAD, IN COOK COUNTY ILLINOIS.

Parcel Identification No: 13-13-101-027-0000

Address of Real Estate: 4716 North Albany Avenue, Chicago, Illinois 60625

Exempt under Provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Act

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Date: March 21, 2024

Representative:_

The Owner being of competent mind and capacity and as her free and voluntary act, 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, the above described real property, to the following designated beneficiary:

My daughter Ana L. Soto, of 4716 North Albany Avenue, Chicago, Illinois 60625

In the event the above named beneficiary fails to survive me, then the beneficiary's share will be distributed to her descendants, per stirpes, and if none, to those persons who would inherit it had I then died intestate owning the property, as determined and in the proportions provided by the laws of Illinois then in effect.

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IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal by signature the day and year first above written. Adela Hernandez
This transfer is subject to any taxes due, as well as liens, encumberances, or other restrictions in place at the time of the owner's death.
STATE OF ILLINOIS) COUNTY OF COOK)
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed by signature and declared by the Owner as her Transfer on Death Instrument in our presence and that we at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the Owner is at the time of signing of sound mind and memory, and under no undue influence and that the Owner signed the document as her own free and voluntary act.
Ih He Michael Description
(Witness signature) Witness signature) A Shea Haun (printed name) (printed name)
(street address) 350 5 Northwest Huly (street address) (street address)
(city, state zip) (city, state zip) (city, state zip)
STATE OF ILLINOIS) COUNTY OF COOK)
COUNTY OF COOK)
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT ADELA HERNANDEZ and witnesses Franchische and and Charles Secretarish personally known to me to be the same person(s) whose name(s) is/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 March, 2024.

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(Notary Public)

My Commission Expires:

F/4/24

OFFICIAL SEAL
LAUREN ANTON WELDON
NOTATY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/04/24

SSICNE COOK COUNTY CLOTH'S OFFICE