

# UNOFFICIAL COPY

RECORDING PREPARED BY:

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

Doc#: 2410024044 Fee: \$59.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/9/2024 9:27 AM Pg: 1 of 4

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

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

## TRANSFER ON DEATH 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, Illinois 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

**UNOFFICIAL COPY**Date: March 21, 2024Representative: \_\_\_\_\_  


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:

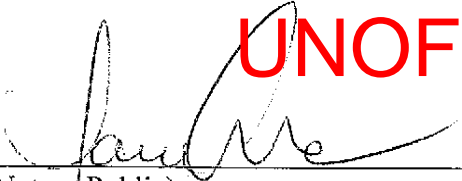
**My daughter, Ana L. Soto, of 4716 North Albany Avenue, Chicago, Illinois 60625**

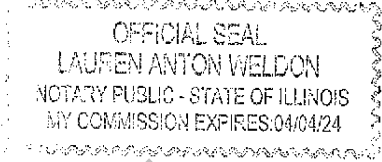
In the event the above named beneficiary fails to survive me, then the beneficiary's share will be distributed to her descendants, per stirpes, and if none, to those persons who would inherit it had I then died intestate owning the property, as determined and in the proportions provided by the laws of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

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

  
\_\_\_\_\_  
(Notary Public)  
My Commission Expires: 4/4/24



Property of Cook County Clerk's Office