

UNOFFICIAL COPY

TRANSFER ON DEATH

INSTRUMENT

Doc#: 2411502260 Fee: \$59.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/24/2024 1:26 PM Pg: 1 of 3

Mail Recorded Documents and Taxes to:

Julia M. Martinez, 4412 S. Karlov Avenue, Chicago, Illinois, 60632;

Beneficiary Names and Addresses:

Christian Martinez, 4412 S. Karlov Avenue, Chicago, Illinois, 60632;

Luis Miguel Martinez, 6859 S. Keeler Avenue, Chicago, Illinois, 60629;

Jose Fernando Martinez, 6017 W. 55th Street, Chicago, Illinois, 60638;

THIS TRANSFER ON DEATH INSTRUMENT is made this 6th day of April, 2024, by Jose G. Martinez and Julia M. Martinez, a married couple, of the City of Chicago, County of Cook, and State of Illinois, (hereinafter, "Owners"), being the sole Owners of the following legally-described residential real estate located in Cook County, Illinois:

[See Exhibit "A" attached hereto and incorporated herein by reference.]

Common Address: 4412 S. Karlov Avenue, Chicago, Illinois, 60632;

Permanent Index Number: 19-03-408-040-0000;

THE OWNERS, being of competent mind and capacity and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey and transfer, effective on the death of the Owner last to die, the above-described real estate to:

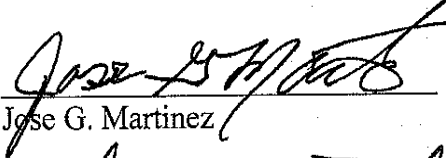
Christian Martinez, 4412 S. Karlov Avenue, Chicago, Illinois, 60632;

Luis Miguel Martinez, 6859 S. Keeler Avenue, Chicago, Illinois, 60629;

Jose Fernando Martinez, 6017 W. 55th Street, Chicago, Illinois, 60638;

as and for their property forever.

IN WITNESS WHEREOF, the said Owners have hereunto set their hands and seals the day and year first written above

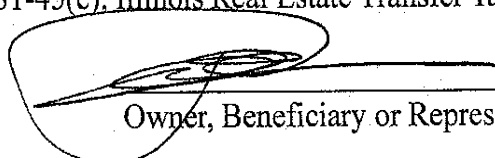

Jose G. Martinez


Julia M. Martinez

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EXEMPTION


Exempt under provisions of 35 ILCS 200/31-45(e), Illinois Real Estate Transfer Tax Law.




Owner, Beneficiary or Representative 4/6/24

WITNESS

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared to be the Transfer on Death Instrument of the Owner(s) in our presence and that we, at the request and in the presence of the Owner(s) and in the presence of each other, have signed our names as witnesses thereto, believing to the 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.



Joseph G. Gebhart
6904 W. Cermak Road
Berwyn, Illinois 60402



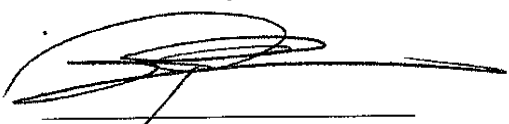
Eugene J. Berkes
6904 W. Cermak Road
Berwyn, Illinois 60402

NOTARIZATION

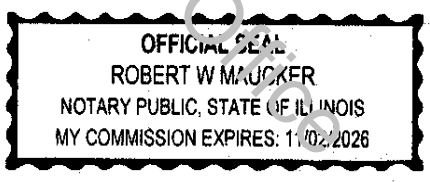
STATE OF ILLINOIS)
) s.s.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Owner(s) and Witnesses personally known to me to be the same persons whose names are subscribed on 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 seal this 6th day of April, 2024.



NOTARY PUBLIC
My commission expires 11/2/2026



[NOTARIAL SEAL]

Prepared by:
Robert W. Maucker, Esq.
R. W. MAUCKER, P.C.
6904 W. Cermak Road
Berwyn, Illinois 60402
(708) 965-3633
mauckerrw@gmail.com

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Transfer on Death Instrument of April 6, 2024

Jose G. Martinez, Julia M. Martinez - Owners

4412 S. Karlov Avenue, Chicago, Illinois, 60632

EXHIBIT "A"

THE NORTH 40 FEET OF LOT 60 IN FREDERICK H. BARTLETT'S 47TH STREET SUBDIVISION OF LOT "C" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF SECTION 3, AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.