

UNOFFICIAL COPY

MAIL TO

PREPARED BY:

Sharon A. Zogas & Associates, Ltd.
10020 S. Western Ave.
Chicago, IL 60643

Doc#: 2412402027 Fee: \$59.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/3/2024 9:40 AM Pg: 1 of 2

TRANSFER ON DEATH INSTRUMENT
Statutory (Illinois)

I, **ALBINA AMEZCUA** of 1620 S. Michigan, Unit 625, P-14, Chicago, Illinois, 60616, Cook County, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the sole owner of residential real estate under a duly recorded Special Warranty Deed dated August 14, 2006 and recorded on August 23, 2006 as document number 0623541163 in the County of Cook, State of Illinois. The residential real estate is legally described as:

LOT 625 AND P-14 IN THE 1620 S. MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OF BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO AND PART OF BLOCK 4 OF ASSESSOR'S DIVISION, BOTH BEING IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 3, 2006 AS DOCUMENT 0621539044, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Index Number: 17-22-301-065-1103 and 17-22-301-065-1262

Property Address: 1620 S. Michigan Ave, Unit 625, P-14, Chicago, IL 60616.

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of my death. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois. That upon my death, I hereby convey and transfer the above-described residential real estate to my son: ULYSSES AMEZCUA, 1296 N. SCARLET DRIVE, ADDISON, ILLINOIS 60101. In the event of the above-referenced BENEFICIARY pre-deceases the owner, the following CONTINGENCY BENEFICIARY shall replace him, my grandson: NIKOLAS ULYSSES AMEZCUA, , 1296 N. SCARLET DRIVE, ADDISON, ILLINOIS 60101, per stripes.

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Signed this 22 day of April, 2024.

Albina Amezcua

ALBINA AMEZCUA

WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Owner(s) to be of sound mind and memory at the time of signing.

Witnesses
Karyn Jasudowicz
KARYN JASUDOWICZ

Addresses

Residing at 10020 S. Western Avenue, Chicago, Illinois, 60628

Jennifer Cahill
JENNIFER CAHILL

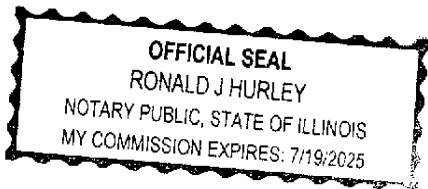
Residing at 10020 S. Western Avenue, Chicago, Illinois, 60628

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, the state aforesaid, do HEREBY CERTIFY that ALBINA AMEZCUA and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of [choose one] Driver's License or State of Illinois picture identification to be the same persons whose names 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 22 day of April, 2024.

Ronald J Hurley
Notary Public



My commission expires on 7-19-2025.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

4/22/2024
Date

[Signature]
Representative