

THIS INSTRUMENT WAS PREPARED/MAIL TO:



MONICA AQUINO
4160 W GRACE ST
CHICAGO IL 60641

Doc# 2416410004 Fee \$46.00
ILRHSP FEE:\$18.00 RPRF FEE:\$0.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/12/2024 10:02 AM
PAGE: 1 OF 3

NAME & ADDRESS OF PROPERTY OWNER:

Petra Taylor Torres
4711 W. Addison St
Chicago, IL 60641-3708

**ILLINOIS REAL PROPERTY TRANSFER ON DEATH INSTRUMENT (TODI)
PURSUANT TO § 755 ILCS 27/1 ET.SEQ., AS AMENDED**

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a TODI), which was completed and signed before a notary public on the following date: 4/12/2024, by the property owner or owners, whose name(s) is/are: Petra Taylor Torres, and currently live(s) at the street address of: 4711 W. Addison St in the City of: Chicago and County of: Cook in the State of: Illinois with a zip code of: 60641-3708, while being of sound mind and disposing memory, do/does now hereby make(s), declare(s) and publishes this TODI, stating and attesting to the following: That the above-referenced property owner(s), is/ are, the SOLE owner(s) of the real estate, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on the date of: 10/17/20 as document number: 2033407187 with the proper County Agency in the County of: Cook in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property:

LEGAL DESCRIPTION: CHECK WHICH APPLIES - WRITTEN BELOW -or- SEE ATTACHED

PROPERTY INDEX NUMBER(PIN): 13-22-301-003-0000
COMMONLY REFERRED TO ADDRESS: 4711 W. Addison St
Chicago, IL 60641-3708

Finally, the owner(s), while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do(es) now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** on the following page in the specified **TENANCY TYPE** if multiple **BENEFICIARIES**.

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TRANSFER ON DEATH INSTRUMENT PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 20105 200/31-45, PARA, PROPERTY TAX CODE)

As referenced on the foregoing page, the aforementioned OWNER(S) does now hereby CONVEY and TRANSFER, effective upon the death of the above-named OWNER, or last to die of the OWNERS, the above-described real property to the named BENEFICIARY or BENEFICIARIES in the specified TENANCY TYPE if multiple BENEFICIARIES are listed. Additionally, in the event the BENEFICIARY or BENEFICIARIES pre-decease the OWNER or OWNERS, the following CONTINGENCY BENEFICIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE:

BENEFICIARY (A)	BENEFICIARY (B)	BENEFICIARY (C)	BENEFICIARY (D)
Monica Aquino			
4160 W. Grace St			
Chicago, IL 60641			

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names and addresses of the desired additional BENEFICIARIES. Also, if there are multiple beneficiaries, the OWNER(S) desire(s) receive the transfer, it should be BENEFICIARIES IN THE FOLLOWING TENANCY TYPE:

CHOOSE ONE (ONLY): JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP -OR- TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP

In the event all of the above-referenced BENEFICIARIES pre-decease the owner/owners, the following CONTINGENCY BENEFICIARIES shall replace them:

CONTINGENCY BENEFICIARY (A)	CONTINGENCY BENEFICIARY (B)	CONTINGENCY BENEFICIARY (C)	CONTINGENCY BENEFICIARY (D)
Jonnia Torres Carolan			
4943 Lowell Blvd Unit 3			
Denver, CO 80221			

I, or we, the SOLE OWNER(S) hereby swear and affirm that the foregoing wishes were made as my/our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): <u>Petra Taylor Torres</u>	PRINT OWNER NAME (B): _____
SIGNATURE OF OWNER (A): <u>[Signature]</u>	SIGNATURE OF OWNER (B): _____
DATE SIGNED BEFORE NOTARY: <u>6/11/2024</u>	DATE SIGNED BEFORE NOTARY: _____

WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND A NOTARY PUBLIC:

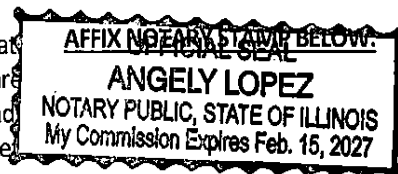
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner(s) as her, his, or their voluntary TODI in our presence, at the request of her, him, or them, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner or owners, was or were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

PRINT WITNESS NAME (A): <u>Jeff Sargent</u>	PRINT WITNESS NAME (B): <u>SANDRA M PEREZ</u>
SIGNATURE OF WITNESS (A): <u>[Signature]</u>	SIGNATURE OF WITNESS (B): <u>[Signature]</u>
DATE SIGNED BEFORE NOTARY: <u>6-11-24</u>	DATE SIGNED BEFORE NOTARY: <u>6-11-24</u>

NOTARY VERIFICATION SECTION:

STATE OF <u>Illinois</u>)	DATE NOTARIZED: <u>06/11/2024</u>
COUNTY OF <u>COOK</u>) ^{SS}	

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner or owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.



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PRINT NOTARY NAME:

Angely Lopez

SIGNATURE OF NOTARY:

Angely Lopez

THE WEST 17 FEET OF LOT 2 AND THE EAST 17 FEET OF LOT 3 IN KOESTER AND ZANDER'S RESUBDIVISION OF BLOCK 1, 3, 4, 5, 6, 7. AND THE WEST 1/2 OF BLOCK 2 OF WIN AND GILBERT'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.