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DATE: 8/6/2024 4:25 PM  
PAGE: 1 OF 3

## ILLINOIS TRANSFER ON DEATH INSTRUMENT (TODI) Pursuant to § 755 ILCS 27/1 et seq.

Prepared by:  
Matthew C. Swenson  
Emerson Law Firm, LLC  
715 Lake St., Suite 420  
Oak Park, IL 60301

### NAME AND ADDRESS OF OWNER:

Sandra Janeth Nicole Martinez Olarte  
4500 North Lawndale Avenue  
Chicago, IL 60625

\*Mail to Owner at above address\*

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This TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was completed and signed before a notary public on the following date: 7/26/2024, by the property OWNER, SANDRA JANETH NICOLE MARTINEZ OLARTE, who currently lives at the street address of 4500 North Lawndale Avenue, Chicago, IL 60625, while being of sound mind and disposing memory, does hereby make, declare and publish this TODI, stating and attesting to the following. That the above-referenced property owner is the SOLE owner of the residential real estate, under a duly recorded DEED which was recorded on the date of July 22, 2016 as document number 1620440002 with the Cook County Recorder of Deeds in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property:

### LEGAL DESCRIPTION:

PARCEL 1: THE WEST 125 FEET OF THE EAST 158 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE SOUTH 33 FEET THEREOF AND SOUTH OF THE NORTH 595 FEET 11-1/4 INCHES THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 16 FEET OF THE EAST 174 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE SOUTH 33 FEET THEREOF AND SOUTH OF THE NORTH 595 FEET 11-1/4 INCHES THEREOF, IN COOK COUNTY, ILLINOIS.

PROPERTY IDENTIFICATION NUMBER (PIN): 13-14-118-072-0000

COMMONLY REFERRED TO ADDRESS: 4500 North Lawndale Avenue, Chicago, IL 60625

Finally, the OWNER hereby revokes all prior transfer on death instruments for the above described residential real estate, and, while waiving and releasing all rights under the Homestead Exemption laws

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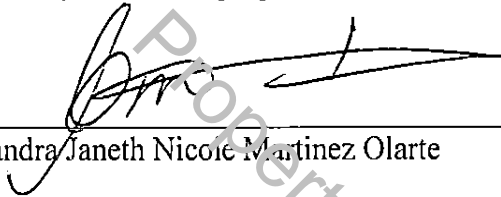
**UNOFFICIAL COPY**

**TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARAGRAPH (c), IL REAL ESTATE TRANSFER TAX LAW)**

of the State of Illinois, does now **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, the above described real property to **OWNER's** children: **SANDRA CECILIA PINZON**, of 3649 W. Sunnyside Ave., Chicago, IL 60625; and **CHELSEA CATHERINE PINZON**, of 4500 N. Lawndale Ave., Chicago, IL 60625, as **Joint Tenants with Right of Survivorship**.

This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

I, the **SOLE OWNER**, hereby swears and affirms that the foregoing wishes were made as my free and voluntary act for the purposes set forth.

  
 \_\_\_\_\_  
 Sandra Janeth Nicole Martinez Olarte

7/26/2024  
 \_\_\_\_\_  
 Dated

**WITNESS DECLARATION – THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND 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 as their voluntary TODI in our presence, at the request of 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 was 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.

  
 \_\_\_\_\_  
 (Witness #1 Signature)

Sandra Emerson  
 \_\_\_\_\_  
 (Witness #1 Print Name)

ADDRESS

715 Lake St. #420Oak Park, IL 60301

  
 \_\_\_\_\_  
 (Witness #2 Signature)

Jacqueline Barnes  
 \_\_\_\_\_  
 (Witness #2 Print Name)

ADDRESS

715 Lake St. #420Oak Park, IL 60301

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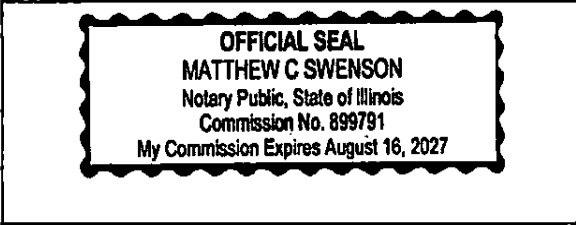
TRANSFER ON DEATH INSTRUMENT - PAGE 3 (THIS INSTRUMENT IS EXEMPT PURSUANT TO §.35 ILCS 200/31-45, PARAGRAPH (e), IL REAL ESTATE TRANSFER TAX LAW)

STATE OF ILLINOIS            )  
  )        SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Owner 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 notarial seal this 26<sup>th</sup> day of July, 2024,

Matthew C Swenson  
Notary Public



Property of Cook County Clerk's Office

