

# UNOFFICIAL COPY



Doc#: 1405039029 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/19/2014 09:50 AM Pg: 1 of 3

## TRANSFER ON DEATH INSTRUMENT

### Owner / Taxes to:

Diana Naydenova  
2800 North Orchard, Apt. 310  
Chicago, IL 60657

Area above for county recorder use only

### Prepared by and return to Owner

### Beneficiary's name and address are shown below

I, DIANA NAYDENOVA, also known as Diana L. Naydenova (referred to hereinafter as "Owner"), of Chicago, Cook County, State of Illinois, being of sound mind and memory, do hereby make, declare, and publish this Transfer on Death Instrument, and state as follows:

That I am the sole owner of the residential real estate located in Cook County, Illinois having the legal description:

Legal description: attached  
Property Address: 2800 North Orchard, Apt. 310, Chicago, IL 60657  
Parcel Identification/  
Index Number: 14-28-115-089-1071

That, effective upon my death, I convey and transfer the above-described real estate to the following Beneficiary and I hereby waive and release all rights under the homestead exemption laws of the State of Illinois:

Rostislav Ceava Kats (referred to hereinafter as "Beneficiary"),  
of 116 John Street, New York, NY 10038

If any interest in the above-described residential real estate becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that minor to his or her legal guardian, if any, otherwise to a parent, or if none are living, then to his or her nearest living adult kindred who is also a designated Beneficiary hereunder, or if none, then to the person's nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until the age of 21.

Signed this 14 day of January 2014.

*Diana Naydenova*  
Diana Naydenova

S 4  
P 3  
S N  
M N  
SO 5  
NT 4

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We, the undersigned witnesses, do hereby certify that DIANA NAYDENOVA – the person identified in this Transfer on Death Instrument as Owner, signed this Instrument in our presence on the date shown above; we signed this Instrument in the presence of the Owner and in the presence of each other; we believed the Owner to be of sound mind and memory at the time of signing and that she signed it voluntarily for its stated purpose.

Milosevic Dejan  
 Witness signature

MILOSEVIC DEJAN  
 Printed name

2800 N. ORCHARD  
 Street address

CHICAGO IL 60657  
 City, state, zip code

Lydia Rodriguez  
 Witness signature

Lydia Rodriguez  
 Printed name

2735 N Clark St  
 Street address

Chicago IL 60614  
 City, state, zip code

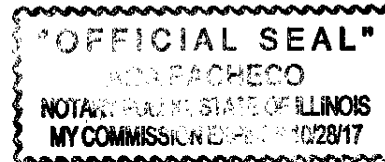
STATE OF ILLINOIS

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DIANA NAYDENOVA and the above-named witnesses, each of whom are either personally known to me or presented satisfactory identification, are the same persons whose names are subscribed to the foregoing Instrument and appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 14 day of January, 2014.

Adriana Pacheco  
 Notary Public



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## LEGAL DESCRIPTION

UNIT 310 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2800 N. ORCHARD CONDOMINIUM AS DELIANATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0020635931, AND AMENDED BY DOCUMENT NUMBER 0619344002 IN THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office