

UNOFFICIAL COPY

TRANSFER ON DEATH
INSTRUMENT



Doc# 1633456084 Fee \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/29/2016 02:25 PM Pg: 1 of 3

Name & address of Owner:
George E. Talhami
6815 N. Milwaukee Avenue,
Apt. 709
Niles, IL 60714

This was prepared by
(& mail recorded transfer on
death instrument to):
Matlin Law Group, P.C.
Attorneys & Counselors at Law
500 Skokie Boulevard #100
Northbrook, IL 60062

(The space above for Recorder's use only.)

I, GEORGE E. TALHAMI a single person, ("Owner"), being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument by stating as follows:

That I hereby revoke all prior Transfer on Death Instruments executed and recorded by me with regard to the real estate described below, located in the Cook County, Illinois.

That upon my death, I give all rights, shares and interest in the real estate described below, located in Cook County, Illinois, to the acting Trustee of the George E. Talhami Revocable Trust, dated October 26, 2006.

Street address: 6815 N. Milwaukee Avenue, Apt. 709, Niles, IL 60714
Real estate index number: 10-31-213-070-1066

The Owner has signed this transfer on death instrument on November 23, 2016.

George E. Talhami, Owner

The Owner, GEORGE E. TALHAMI, signed this 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 to be of sound mind and memory at the time of signing.

Witnesses

Addresses
500 Skokie Blvd Ste 100, Northbrook, IL 60062-2885
500 Skokie Blvd Ste 100, Northbrook, IL 60062-2885

STATE OF ILLINOIS)
COUNTY OF COOK)SS

The witnesses, being duly sworn, state that, on this 23 day of November, 2016, we saw GEORGE E. TALHAMI, the Owner, sign this transfer on death instrument, in our presence, we attested

UNOFFICIAL COPY

this transfer on death instrument in the Owner's presence and in the presence of each other, and we believed the Owner to be of sound mind and memory and under no constraint or undue influence at the time of signing of this transfer on death instrument. The Owner affirms this statement.

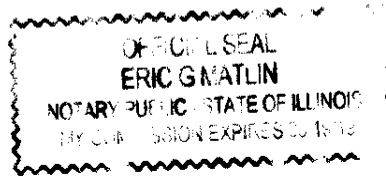
George E. Talhami
GEORGE E. TALHAMI, Owner

Sara Snellen
WITNESS

Ashley Wiloff Ashley Wiloff
WITNESS

SIGNED and sworn to before me by the Owner, and by each of the above witnesses, this 23rd day of November, 2016.

Eric Matlin (SEAL)
NOTARY PUBLIC



Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: UNIT 709 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE EAGLE POINT OF NILES CONDOMINIUMS III, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 03-32219173, AS AMENDED FROM TIME TO TIME, IN THE EAST FRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-55 AND STORAGE SPACE S-55, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 03-32219173, AS AMENDED FROM TIME TO TIME.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE EAGLE POINT OF NILES CONDOMINIUMS MASTER ASSOCIATION RECORDED AS DOCUMENT NO. 002-0716440, AS AMENDED FROM TIME TO TIME.

Property commonly known as: 6815 N. Milwaukee Avenue, Apt. 709, Niles, IL 60714
PIN: 10-31-213-070-1066

Property of Cook County Clerk's Office