

UNOFFICIAL COPY



1707945088

Doc# 1707945088 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/20/2017 01:03 PM PG: 1 OF 2

TRANSFER ON DEATH INSTRUMENT

OWNER'S NAME AND ADDRESS
AND TAXES TO:
CESAR F. PINA
2137 Dauntless Drive
Glenview, IL 60026

Above space for Recorder's Office Only

BENEFICIARY'S NAME & ADDRESS:

SARI R. PINA, AS TRUSTEE OR THE SUCCESSOR TRUSTEE OF THE SARI R. PINA TRUST
DATED February 20, 2017, 2137 Dauntless Drive, Glenview, IL 60026.

THIS TRANSFER ON DEATH INSTRUMENT made this 17th day of March,
2017, by CESAR F. PINA, of the City/Town/Village of Glenview, County of Cook, and State of
Illinois, (herein "Owners") being the sole Owner of the following legally described residential real
estate located in Cook County, Illinois:

PARCEL 1: THE NORTH 24.09 FEET OF THE SOUTH 117-20 FEET OF LOT 56 IN
WESTGATE AT THE GLEN PHASE 2, BEING A SUBDIVISION OF PART OF THE
NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
SEPTEMBER 27, 2016 AS DOCUMENT 1627118098, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE
BENEFIT OF PARCEL 1 AS CREATED BY WESTGATE AT THE GLEN PHASE 2,
SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED
SEPTEMBER 27, 2016 AS DOCUMENT 1627118098 AND AS SET FORTH IN ARTICLE
XI OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR WESTGATE AT THE GLEN HOMES, MADE BY DEVELOPMENT
SOLUTIONS, GLN, LLC, DATED JULY 9, 2015 AND RECORDED JULY 10, 2015 AS
RECORDING NO. 1519144070, AS AMENDED FROM TIME TO TIME, OVER OUTLOTS
M AND N TO ACCESS CORAL LANE AND CONSTELLATION ROAD.


Permanent Real Estate Index Number(s): 04-28-202-015

Address(es) of real estate: 2137 Dauntless Drive, Glenview, Illinois 60026

The Owner being of competent mind and capacity, and waiving and releasing all rights under the
homestead laws of the State of Illinois, hereby conveys and transfers, effective on the death of the
Owner, the above described residential real estate, to:

ENTIRE INTEREST TO SARI R. PINA OR THE SUCCESSOR TRUSTEE OF THE SARI R. PINA
TRUST DATED FEBRUARY 20, 2017.

IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal the day and year
first above written.


CESAR F. PINA (SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

UNOFFICIAL COPY

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as his Transfer on Death Instrument in our presence and that we, at his request and in his presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no undue influence.

Witnesses:

Robin Jaeger
Printed Name: Robin Jaeger
Address: 4174 Cook
Glenview IL 60025

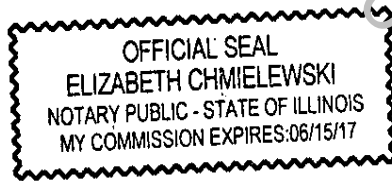
Rosie Priolo
Printed Name: Rosie Priolo
Address: 4501 N Overhill
Norridge IL 60066

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that the Owner, CESAR F. PINA, and the witnesses personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 official seal, this 17th day of March, 2017.

(SEAL)



Elizabeth Chmielewski
NOTARY PUBLIC

My commission expires: 6-15-17

This instrument was prepared by & mail to:

Gregory G. Castaldi, Attorney At Law
Law Office of Gregory G. Castaldi, A Prof Corp
5521 N. Cumberland, Suite 1109
Chicago, Illinois 60656

Send subsequent tax bills to:

Cesar F. Pina
2137 Dauntless Drive
Glenview, IL 60026

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4e
SECTION 31-45, REAL ESTATE TRANSFER ACT

6-15-17 *Cesar F Pina*
Date Buyer, Seller, or Representative