

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

Property owner:  
Galina Yukhvid  
2729 Langley Circle  
Glenview, IL 60026

Beneficiary:  
Eugene Yukhvid  
345 Chenault  
Buffalo Grove, IL 60089



Doc# 1810722013 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/17/2018 09:59 AM PG: 1 OF 3

THIS TRANSFER ON DEATH INSTRUMENT, made this 14 day of April, 2018, by GALINA YUKHVID, of the City of Glenview, County of Cook, State of Illinois, being the sole Owner of the following legally described residential real estate:

SEE ATTACHED LEGAL DESCRIPTION

Property Identification Number: 04-34-116-009-1033  
2729 Langley Circle, Glenview, IL 60026

The Owner, GALINA YUKHVID, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey and transfer, effective on the death of the Owner, the above described real estate to: Eugene Yukhvid.

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

C. Yukhvid  
Galina Yukhvid, Owner

This transfer is exempt under provisions of 33 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.

4/14/18  
Date

C. Yukhvid  
Owner or Representative

Declaration of Witnesses

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 her Transfer On Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have

CCRD REVIEW [Signature]

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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.

Harvey A Shapiro residing at 4355 FOSTER ST.  
SKOKIE, IL 60076

Carol W. Becker residing at 1057 KENILWORTH DR  
WHEELING, IL 60090

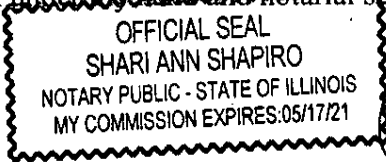
State of Illinois )

)ss.

County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the 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 14<sup>th</sup> day of April, 2018.



Shari A Shapiro

Prepared by and Return to:  
Shari A. Shapiro  
540 W. Frontage Rd.  
Suite 2250  
Northfield, IL 60093

Send Tax Bills To:  
Galina Yuxhvid  
2729 Langley Circle  
Glenview, IL 60026

Property of Cook County Clerk's Office

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**PARCEL 1:**

LOT 403-039 IN THE SOUTHGATE ON THE GLEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN GLENBASE SUBDIVISION UNIT 1, BEING A SUBDIVISION OF LOTS 27 AND 28 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28 & 34, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOUTHGATE ON THE GLEN CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00717613, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION AFORESAID.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.