

# UNOFFICIAL COPY

**PREPARED BY:**

Brian I. Warens  
Lavelle Law, Ltd.  
1933 N. Meacham Road, Suite 600  
Schaumburg, Illinois 60173

**MAIL TAX BILL TO:**

Bimala Tamang  
1527 Shire Circle  
Palatine, Illinois 60067

**MAIL RECORDED DEED TO:**

Brian I. Warens  
Lavelle Law, Ltd.  
1933 N. Meacham Road, Suite 600  
Schaumburg, Illinois 60173



Doc# 1818055050 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/29/2018 10:55 AM PG: 1 OF 3

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## TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

I, Bimala Tamang ("Owner"), of 1527 Shire Circle, Inverness, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the residential real property commonly known as 1527 Shire Circle, Inverness, Illinois 60067 (the "Property") and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

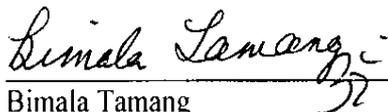
That I am the Owner of residential real estate ("Property") under a duly recorded Trustee's Deed dated June 11, 2012 and recorded July 12, 2012 as document number 1219442038, in the County of Cook, State of Illinois whereby I acquired title to the Property individually. The Property is legally described as:

**Property Index Number:** 02-28-300-033-1027  
**Property Address:** 1527 Shire Circle, Inverness, Illinois 60067

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of death of the Owner. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon my death, I hereby convey and transfer the Property listed above to Narendra M. Prasad ("Narendra"), my son, who currently resides at 340 W. Maple Street, Lombard, Illinois 60148, provided that if Narendra does not survive me but a descendant of Narendra survives me, I transfer the share that would have been allocated for Narendra, if living, *per stirpes* to Narendra's descendants who survive me.

Signed this 28<sup>th</sup> day of June, 2018.

  
Bimala Tamang

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## WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as her 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 thereto, believing to the best of our knowledge that the Owner executed the transfer on death instrument as her own free and voluntary act. We certify that we believed the Owner to be of sound mind and memory at the time of signing.

Witnesses

Addresses

Jamie Torres  
Print: Jamie Torres

residing at: 1933 N. Meacham, #600  
Schaumburg, IL 60173

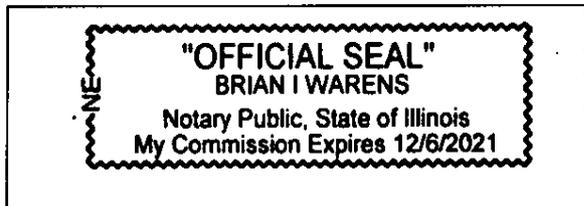
Maryam M. Nia  
Print: Maryam M. Nia

residing at: 1933 N. Meacham, #600  
Schaumburg, IL 60173

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 Bimala Tamang and the above named witnesses, each of whom was either personally known to me, or presented satisfactory evidence of identification in the form of a Driver's License, to be the same persons whose names are subscribed to 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 28<sup>th</sup> day of June, 2018.



Brian Warens  
Notary Public

My commission expires on 12/6/21

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

June 28, 2018        Brian Warens  
Date                    Representative

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 149 IN THE SHIRES OF INVERNESS TOWNHOME CONDOMINIUM I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE SHIRES OF INVERNESS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTH WEST ¼ OF THE SOUTH WEST ¼ OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24537556, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RECORDED AS DOCUMENT 24537555, AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 28, 1977 AND KNOWN AS TRUST NUMBER 52724 TO DON E. SPYRISON AND PATRICIA R. SPYRISON, HIS WIFE, AND RECORDED AS DOCUMENT 25863728, IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Number:** 02-28-300-033-1027

**Address of Real Estate:** 1527 Shire Circle, Inverness, Illinois 60067

Cook County Clerk's Office