

# UNOFFICIAL COPY

COOK COUNTY RECORDER

**Transfer on Death Instrument  
Statutory (Illinois)**

**MAIL TO:**

Daniel Chase Gentile  
1400 E. Touhy Ave., Suite 409  
Des Plaines, IL 60018

**NAME AND ADDRESS OF TAXPAYER:**

Fatemeh Naghavi  
3201 W. Leland Ave., Unit 503  
Chicago, IL 60625



Doc# 2002945001 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/29/2020 09:10 AM PG: 1 OF 2

RECORDER'S STAMP

**TRANSFER ON DEATH INSTRUMENT  
Statutory (Illinois)**

I, Fatemeh Naghavi ("Owner"), of 3201 W. Leland Ave., Unit 503, Chicago, Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the Owner of residential real estate legally described as:

**PARCEL 1:**

UNIT 503 AND GU-3 IN LELAND CROSSING CONDOMINIUMS, AS DELINIATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

PARTS OF BLOCK 13 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 43 NORHT, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS RIGHT OF WAYL WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1015344023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE AFORESAID PARCEL(S) FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECIPRICAL EASEMENT AND MAINTANENCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.

Property Index Number: 13-14-207-040-1039

Property Address: 3201 W. Leland Ave., Unit 503, Chicago, IL 60625

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 survivor of the Owner. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That, effective upon our deaths, we convey and transfer the above-described real estate to the following Beneficiaries and hereby waive and release all rights under the homestead exemption laws of the State of Illinois:

Mirjavad S. Naghavi of 6553 W. Trumball Ave., Chicago, IL, or his respective heirs and assigns.

Handwritten signatures and initials on the right margin, including a vertical list of 'S' characters and a signature 'M'.

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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.

Property Index Number: 13-14-207-040-1039

Property Address: 3201 W. Leland Ave., Unit 503, Chicago, IL 60625

Dated this 10<sup>th</sup> day of December, 2017.

[Signature]  
(signature)

We, the undersigned witnesses, DO HEREBY CERTIFY:

1. The person identified in this Transfer on Death Instrument as Owner signed this Instrument in our presence on the date shown above;
2. We signed this Instrument in the presence of the Owner and in the presence of each other; and
3. We believed the Owner to be of sound mind and memory at the time of signing.

[Signature]  
Signature

NATASHA LORESTI  
Name

7222 W. COLWELL  
Street Address

CHG IL 60604  
City, State, Zip

State of ILLINOIS)

) SS.  
County of COOK)

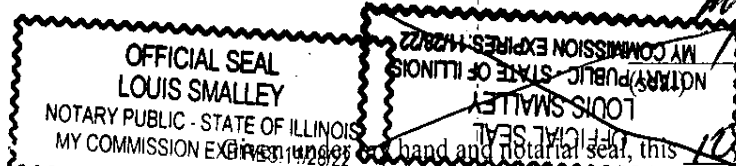
[Signature]  
Signature

SHEKAR N. JAYARAMAN  
Name

2 East 8<sup>th</sup> St. - Apt. 1103  
Street Address

CHICAGO, IL 60605  
City, State, Zip

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the undersigned, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



NAME AND ADDRESS OF PREPARER:

Daniel Chase Gentile  
1400 E. Touhy Ave., Suite 409  
Des Plaines, IL 60018

EXEMPT under provisions of Paragraph (e)  
Section 31-45, Property Tax Code.

Date: 10th day of December 2017  
[Signature]  
Buyer, Seller, or Representative