

# UNOFFICIAL COPY

**PREPARED BY:**

B. George Oleksiuk & Associates, P. C.  
422 East Palatine Road  
Palatine, IL 60074

Doc#: 2010620246 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/15/2020 11:52 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

IRENE HORAJSKY  
8809 W Golf Road, Unit 8F  
Niles IL 60714

**MAIL RECORDED DEED TO:**

B. George Oleksiuk & Associates, P. C.  
422 East Palatine Road  
Palatine, IL 60074

18617701470

## TRANSFER ON DEATH INSTRUMENT

Illinois

This Transfer on Death Instrument, made by IRENE HORAJSKY, an unmarried woman  
whose address is 8809 W Golf Road, Unit 8F, Niles IL 60714 County of Cook  
State of Illinois ("Owner") being the Owner of the following-described Cook  
property in \_\_\_\_\_  
County, Illinois:

**PARCEL 1:**

UNIT NUMBER 8F IN HIGHLAND TOWERS CONDOMINIUM II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25717876 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25717874, IN COOK COUNTY, ILLINOIS.

Property Address: 8809 W Golf Road, Unit 8F, Niles IL 60714

Parcel Identification Number: 09-15-202-0047-1071

And being of competent mind and capacity, hereby revoking all prior Transfer on Death Instruments made by Owner for the above-described property, and releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner last to die, the above-described residential real estate to the following beneficiary or beneficiaries:

To my issue per stirpes who survive me for a period of thirty days. In the event any beneficiary has not attained the age of 18 at the time of transfer, said beneficiary's interest in said real estate shall be transferred to the legal guardian of any such beneficiary, as custodian for said beneficiary under age 18 under the Illinois Uniform Transfers to Minors Act or such other applicable Transfers to Minor Act. I have two children, namely, ROXOLANA HORAJSKA FURR and IVAN HORAJSKY FURR.

**CONSULT AN ATTORNEY BEFORE PREPARING AND SIGNING THIS INSTRUMENT**

# UNOFFICIAL COPY

Dated this 30th Day of March 20 20

*Irene Horajsky*

Print Owner Name:

IRENE HORAJSKY

Print Owner Name: \_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

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/her/their Transfer on Death Instrument in our presence, and that we, at the Owner's request and in the Owner's presence and in the presence of each other, have signed our names as witnesses thereto, and that we believe, to the best of our knowledge, that at the time of signing the foregoing instrument, the Owner was of sound mind and memory and under no undue influence.

*Alexander Oleksiuk*

Print Witness Name:

Alexander Oleksiuk

*Julie Rodgers*

Print Witness Name:

Julie Rodgers

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 foregoing Owner and Witnesses, personally known to me to be the same person(s) whose name(s) 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 30th Day of March 20 20

*Bohdan G. Oleksiuk*  
Notary Public

My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_

Signature of Seller, Buyer, or Attorney: *B. G. Oleksiuk*



Note: "Residential real estate" means real property improved with not less than one nor more than 4 residential dwelling units, units in residential cooperatives; or, condominium units, including the limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit; or a single tract of agriculture real estate consisting of 40 acres or less which is improved with a single family residence.

**CONSULT AN ATTORNEY BEFORE PREPARING AND SIGNING THIS INSTRUMENT**