

# UNOFFICIAL COPY

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Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/08/2020 03:28 PM Pg: 1 of 5

**This Document Prepared By:**

**JENNIFER GUIMOND-QUIGLEY**

*Attorney at Law*

Law Office of Jennifer Guimond-Quigley

20 N. Clark Street

Suite 1110

Chicago, Illinois 60602

312.754.1319

**After Recording, Mail To:**

Simeen Alikhan Kazmi and Hasan Kazmi

2311 N. Bosworth Avenue

Chicago, IL 60614

## REVOCABLE TRANSFER ON DEATH INSTRUMENT

(755 ILCS 27)

### IDENTIFYING INFORMATION

**Owner Making This Instrument:**

Simeen Alikhan Kazmi and Hasan Kazmi

2311 N. Bosworth Avenue  
Chicago, IL 60614

**Legal description of the property located in the County of Cook, State of Illinois:**

UNIT NUMBER 2311 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BOSWORTH PLACE TOWNHOMES CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0406818088, SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

and more commonly known as 2311 N. Bosworth Avenue, Chicago, IL 60614

Tax Parcel Number: 14-32-101-059-1001

### BENEFICIARY DESIGNATION

WE, being of sound mind and disposing memory, do hereby make, declare and publish this TODI and being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, do hereby convey and transfer, effective on the death of the last owner to die, the above described property:

In the event SIMEEN ALIKHAN KAZMI is the last owner to die, THE SIMEEN ALIKHAN KAZMI TRUST u/a/d June 5, 2020 shall be the 100% primary beneficiary. In the event HASAN KAZMI is the last owner to die, THE HASAN KAZMI TRUST u/a/d June 5, 2020 shall be the 100% primary beneficiary.

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## TRANSFER ON DEATH

At the death of the last owner to die, the interest in the above described property shall be transferred to the beneficiary as designated above.

Before the death of the last owner to die, this instrument may be revoked by the last surviving owner before his or her death. While both owners are living, we shall have the joint right to revoke this instrument.


## EXEMPT TRANSFER

This transfer is Exempt under provisions of 35 ILCS 200/31-45(e), Illinois Real Estate Transfer Tax Law.

## SIGNATURE OF OWNERS MAKING THIS INSTRUMENT

  
\_\_\_\_\_  
SIMEEN ALIKHAN KAZMI

June 5, 2020

  
\_\_\_\_\_  
HASAN KAZMI

June 5, 2020

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The undersigned, as witnesses, sign our names to this instrument, and do hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Simeen Alikhan Kazmi and Hasan Kazmi, the owners, as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the owners were at the time of signing of sound mind and memory, and under no constraint or undue influence.

*J Cuevas*

Printed Name: **ESMERIDA CUEVAS**

Address: 5525 W. 78<sup>th</sup> Street, Cicero, IL 60804

Dated: June 5, 2020

Printed Name: **BRITTANY LOOSA**

Address: 2921 S. Haynes Ct., #2F, Chicago, IL 60608

Dated: June 5, 2020

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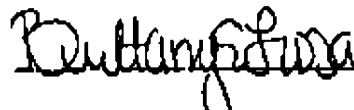
The undersigned, as witnesses, sign our names to this instrument, and do hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Simcen Alikhan Kazmi and Hasan Kazmi, the owners, as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the owners were at the time of signing of sound mind and memory, and under no constraint or undue influence.

\_\_\_\_\_

Printed Name: ESMERIDA CUEVAS

Address: 5525 W. 18<sup>th</sup> Street, Cicero, IL 60644

Dated: June 5, 2020



Printed Name: BRITTANY LOOSA

Address: 2921 S. Haynes Ct., #2F, Chicago, IL 60648

Dated: June 5, 2020

Property of Cook County Clerk's Office

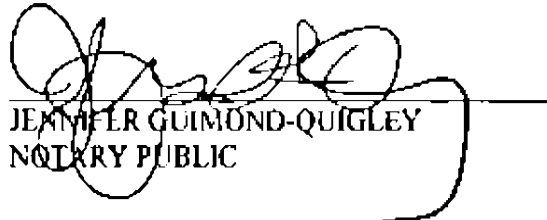
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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Jennifer Guimond-Quigley, a Notary Public in and for and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that the Owners and Witnesses personally known to me to be the same persons whose names are subscribed on the foregoing Revocable Transfer on Death Instrument, appeared before me this 5<sup>TH</sup> day of May, 2020 remotely and acknowledged that they were all present in the State of Illinois at the time of the signatory's execution, and the owners acknowledged that they signed, and delivered the said Revocable Transfer on Death Instrument as their free and voluntary act, for the uses and purposes therein set forth, including waiving right of homestead. This instrument was notarized and witnessed by means of a two-way audio and video communication in accordance with Illinois Governor J.B. Pritzker's Executive Orders 2020-14, 2020-18, 2020-33, and 2020-39 in response to COVID-19.

Given under my hand and notarial seal on this 5<sup>th</sup> day of June, 2020.



  
JENNIFER GUIMOND-QUIGLEY  
NOTARY PUBLIC

My commission expires: February 3, 2022

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