

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#: 2028217133 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/08/2020 02:48 PM Pg: 1 of 3

FIRST AMERICAN TITLE
FILE # 29571600

THIS TRANSFER ON DEATH INSTRUMENT made on 30th day of June, 2020, by **Radka Dimitrova Naplatanova, widowed and not since re-married** (hereafter "Owner"), of the City of Chicago, and State of Illinois, being the Owner of the residential real estate legally described below, located in Cook County, Illinois.

SEE LEGAL DESCRIPTION ATTACHED HERETO

Property Address: **5432 W. Windsor Ave., Unit 35, Illinois 60630**

Permanent Index Number: **13-16-115-045-1018**

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers (effective on the death of the Owner) the above-described residential real estate to the following Beneficiaries:

Lilia N. Stoyanova

IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date above written.

Radka Dimitrova Naplatanova
Radka Dimitrova Naplatanova

STATE OF ILLINOIS, COUNTY OF COOK ss.

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 the Owner's 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, believing to the best of our knowledge that the Owner signed this transfer on Death Instrument as her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

Charlene A. Soby
Signature

Charlene A. Soby, 900 N. Lake Shore Dr. #2409,
Name and Address of Witness
Chicago IL 60611-1525

Dominic Thompson
Signature

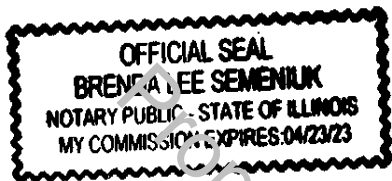
Dominic Thompson 30 N LaSalle Suite 2220 Chicago, IL 60602
Name and Address of Witness

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT the above 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of June, 2020



Brenda Lee Semeniuk (Notary Public)

Prepared By: Barry C. Zachary, Esq.
Attorney at Law
2700 Patriot Blvd.
Suite 250
Glenview, IL 60026

Mail To:
Radka Dimitrova Naplatanova
5432 W. Windsor Ave., Unit 3F, Illinois 60630

Taxes to:
Exempt under the provisions of Paragraph e, 35 ILCS Section 31-45, Property Tax Code:

Date: 6/30/2020 **Representative:** Barry Zachary

Property of Cook County Clerk's Office

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: UNIT 3F IN WINDSOR COURTS CONDOMINIUM NO. 2, AS DELINEATED ON PLAT OF SURVEY OF LOT 5 IN BLOCK 3 IN ROBERT'S MILWAUKEE AVENUE SUBDIVISION OF LOTS 5 AND 10 OF THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE OF PART OF LOT 5 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY WINDSOR CONSTRUCTION COMPANY, INC., A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER'S OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19360603; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID LOT 5 IN BLOCK 3 IN ROBERT'S MILWAUKEE AVENUE SUBDIVISION AS AFORESAID (EXCEPTING FROM SAID LOT 5 ALL THE LAND, PROPERTY AND SPACE KNOWN AS UNITS 1-A TO 1-F BOTH INCLUSIVE, 2-A TO 2-F BOTH INCLUSIVE, 3-A TO 3-F, BOTH INCLUSIVE, AS SAID UNITS ARE DELINEATED ON SAID PLAT OF SURVEY), IN COOK COUNTY ILLINOIS.

Permanent Index #'s: 13-16-115-045-1018 (VOL. 339)

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Property of Cook County Clerk's Office