

UNOFFICIAL COPY

PREPARED BY:

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

MAIL TAX BILL TO:

Tetiana A. Laba
1431 BALMORAL, #2N
WESTCHESTER, IL 60154

MAIL RECORDED DEED TO:

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



Doc# 2030310043 Fee \$39.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/29/2020 01:08 PM PG: 1 OF 2

186147461517

TRANSFER ON DEATH INSTRUMENT

Illinois

This Transfer on Death Instrument, made by **TETIANA A. LABA**, a single woman, whose address is 1431 Balmoral, #2N, Westchester, IL 60154, County of Cook, ("Owner"), being the Owner of the following- described property on Cook County, Illinois:

UNIT 2 NORTH - 1431 BALMORAL AVENUE TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BALMORAL CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 91672525, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1431 BALMORAL, #2N, WESTCHESTER, IL 60154

Parcel Identification Number: 15-21-101-277-1012

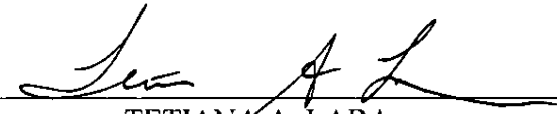
And being of competent mind and capacity, hereby revoking all prior Transfer on Death Instruments made by Owner for the above-described property, and releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois, hereby conveys and transfers, effective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

To my brother, GEORGE OWAD, and his spouse, BARBARAAN OWAD, or their survivor. If neither of them survives me, to the issue of my brother, GEORGE OWAD, per stirpes, who survive me. Any distribution hereunder to a person under the age of 21 to be made to any custodian then acting for said person, any parent, or to that person's legal guardian or last known guardian as custodian for the beneficiary under the Illinois Uniform Transfers to Minor Act, or other or similar such acts then in effect in any jurisdiction.

CONSULT AN ATTORNEY BEFORE PREPARING AND SIGNING THIS INSTRUMENT

UNOFFICIAL COPY

Dated this 26th Day of August 20 20

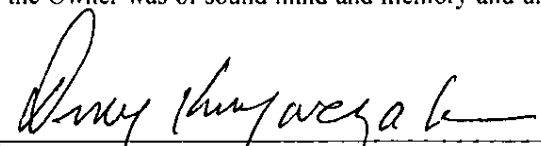
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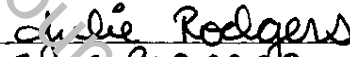
Print Owner Name: TETIANA A. LABA

Print Owner Name: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

We, the undersigned witness/s, 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.

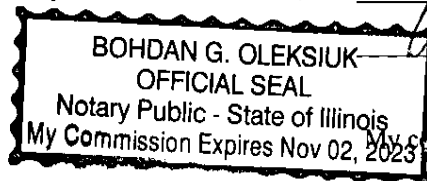

Print Witness Name: DANYLO KURYWEZA
1122 E. PALATINE RD. PALATINE, IL 60074

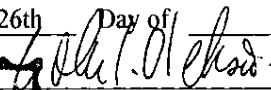

Print Witness Name: JULIE RODGERS - 1320 N. Geneva Dr.
#2A, Palatine, IL. 60074

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 26th Day of August 20 20




Notary Public

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.

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