

# UNOFFICIAL COPY

This instrument was prepared by,  
and after recording return to:

Christopher J. Goluba, P.C.  
5277 Trillium Blvd.  
Hoffman Estates, IL 60192

Street Address:  
9377 Landings Lane, Units 307 & G-40  
Des Plaines, IL 60016

P.I.N: 09-15-307-176-1040  
09-15-307-176-1062



Doc# 2116012031 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/09/2021 10:17 AM PG: 1 OF 3

ABOVE SPACE FOR RECORDER'S USE ONLY

## TRANSFER ON DEATH INSTRUMENT

THIS TRANSFER ON DEATH INSTRUMENT made this 13<sup>th</sup> day of May, 2021, by Nancy C. Leva, a single person, of 9377 Landings Lane, Unit 307, Des Plaines, IL 60016 (the "**Owner**") being the sole owner of the following described residential real estate located in Cook County, Illinois, that is legally described as follows:

The legal description is attached hereto as Exhibit "A".

P.I.N.: 09-15-307-176-1040 &  
09-15-307-176-1062

Common Address: 9377 Landings Lane  
Unit 307  
Des Plaines, IL 60016

The Owner, being of sound mind and memory, hereby revokes all prior Transfer on Death Instruments for the above described residential real estate, and conveys and transfers, effective on the death of the Owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above described residential real estate to the following designated beneficiaries:

**Anthony Leva**, my son, who currently resides at 1977 Hancock Drive, Hoffman Estates, Illinois 60169, as to an undivided fifty percent (50%) interest. If Anthony Leva does not survive the Owner, the designated beneficiary for an undivided fifty percent (50%) interest shall be the living descendants of Anthony Leva, per stirpes.

**Dani Takiguchi**, my daughter, who currently resides at 613 Ebony Drive, Oswego, Illinois 60543, as to an undivided fifty percent (50%) interest. If Dani Takiguchi does not survive the Owner, the designated beneficiary for an undivided fifty percent (50%) interest shall be the living descendants of Dani Takiguchi, per stirpes.

[SIGNATURE PAGE FOLLOWS]

S  
P 3  
S 4-1  
SC  
INT JD



# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: UNITS 306 AND G-40 IN THE FOLLOWING CONDOMINIUM BUILDING 'M' CONDOMINIUM, AS DELINEATED ON A SURVEY OR THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25564893, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPTEMBER 1, 1972 AS DOCUMENT 22053833 AND SUPPLEMENTED BY DECLARATION SEPTEMBER 10, 1975 AS DOCUMENT 23217141 AND RECORDED JUNE 12, 1978 AS DOCUMENT 24486213.