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**THIS INSTRUMENT WAS PREPARED BY:**

Shanna Marcus, Esq.

8122 N Caldwell Ave

Niles, IL 60714

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Karen A. Yarbrough  
Cook County Clerk  
Date: 02/15/2022 09:06 AM Pg: 1 of 3

**NAME & ADDRESS OF PROPERTY OWNER:**

Tatiana Gaidarenko & Sargon Lazar

708 Kristy Lane

Wheeling, IL 60090

**ILLINOIS RESIDENTIAL TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO § 755 ILCS 27/1 ET SEQ.**

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was completed and signed before a notary public on the

following date: 12/08/2021, by the property owner or owners, whose name is or are: Tatiana Gaidarenko

& Sargon Lazar, and currently live at the street address of: 708 Kristy Lane

in the city of: Wheeling, and county of: Cook, in the state of: Illinois

with a zip code of: 60090, while being of sound mind and disposing memory, do now hereby make, declare and

publish this TODI, stating and attesting to the following. That the above-referenced property owner or owners, is or are, the **SOLE** owner(s) of

the residential (which must be between 1 – 4 units) real estate, under a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was

recorded on the date of: 06/09/2018 as document number: 1822108051 with the proper County Agency in the

County of: Cook in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property:

**LEGAL DESCRIPTION:** CHECK WHICH APPLIES – WRITTEN BELOW  -OR- SEE ATTACHED

**PROPERTY IDENTIFICATION NUMBER(PIN):** 0 3 - 2 0 - 3 0 1 - 0 4 1 - 1 0 0 1

**COMMONLY REFERRED TO ADDRESS:** 1440 N Evergreen Ave, Unit 1A

Arlington Heights, IL 60004

Finally, the owner, or owners, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of IL, do now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** on the following page in the specified **TENANCY TYPE** if multiple **BENEFICIARIES**.

**SPECIAL NOTICE:** This form is provided compliments of **KAREN A. YARBROUGH, COOK COUNTY CLERK** and **DOES NOT CONSTITUTE LEGAL ADVICE** in any way, shape or form. Furthermore, it is provided **WITHOUT** any **TITLE EXAMINATION** or **REVIEW** of your individual estate plan. **PLEASE CONTACT AN ATTORNEY OR LICENSED ESTATE PLANNING PROFESSIONAL** if you have additional questions, comments or concerns regarding how to complete this form, as the **COOK COUNTY CLERK'S OFFICE STAFF MAY NOT** assist you with the preparation of this, or any, legal document.

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**TRANSFER ON DEATH INSTRUMENT - PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA. IL REAL ESTATE TRANSFER TAX LAW**

As referenced on the foregoing page, the aforementioned **OWNER** or **OWNERS** do now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** in the specified **TENANCY TYPE** if multiple **BENEFICIARIES** are listed. Additionally, in the event the **BENEFICIARY** or **BENEFICIARIES** pre-decease the **OWNER** or **OWNERS**, the following **CONTINGENCY BENEFICIARY** or **BENEFICIARIES** should receive the interest outlined in this instrument, in the designated **TENANCY TYPE**:

<u><b>BENEFICIARY (A)</b></u>	<u><b>BENEFICIARY (B)</b></u>	<u><b>BENEFICIARY (C)</b></u>	<u><b>BENEFICIARY (D)</b></u>
<u>Daniel Lazar</u>	<u>Michael Lazar</u>	_____	_____
<u>708 Kristy Lane</u>	<u>708 Kristy Lane</u>	_____	_____
<u>Wheeling, IL 60090</u>	<u>Wheeling, IL 60090</u>	_____	_____

If more **BENEFICIARIES** are desired, please attach separate sheet of paper with the full names and addresses of the desired additional **BENEFICIARIES**. Also, if there are multiple beneficiaries, the **OWNER** or **OWNER** desires that the transfer be to those **BENEFICIARIES IN THE FOLLOWING TENANCY TYPE**:

**CHOOSE ONE (ONLY):** JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP  -OR- TENANTS IN COMMON W/D RIGHT OF SURVIVORSHIP

In the event all of the above-referenced **BENEFICIARIES** pre-decease the owner/owners, the following **CONTINGENCY BENEFICIARIES** shall replace them.

<u><b>CONTINGENCY BENEFICIARY (A)</b></u>	<u><b>CONTINGENCY BENEFICIARY (B)</b></u>	<u><b>CONTINGENCY BENEFICIARY (C)</b></u>	<u><b>CONTINGENCY BENEFICIARY (D)</b></u>
<u>Ninos Lazar</u>	_____	_____	_____
<u>2943 E Tulsa St</u>	_____	_____	_____
<u>Chandler, AZ 85225</u>	_____	_____	_____

I, or we, the **SOLE OWNERS** hereby swear and affirm that the foregoing wishes were made as my or our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): <u>Tatiana Gaidarenko</u>	PRINT OWNER NAME (B): <u>Sargon Lazar</u>
SIGNATURE OF OWNER (A): <u><i>Tatiana Gaidarenko</i></u>	SIGNATURE OF OWNER (B): <u><i>Sargon Lazar</i></u>
DATE SIGNED BEFORE NOTARY: <u>12/8/21</u>	DATE SIGNED BEFORE NOTARY: <u>12/8/21</u>

**WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND NOTARY PUBLIC:**  
We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner or owners as her, his, or their voluntary TODI in our presence, at the request of her, him or them, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner or owners, was or were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

PRINT WITNESS NAME (A): <u>Janet Lee</u>	PRINT WITNESS NAME (B): <u>Yena Kim</u>
SIGNATURE OF WITNESS (A): <u><i>Janet Lee</i></u>	SIGNATURE OF WITNESS (B): <u><i>Yena Kim</i></u>
DATE SIGNED BEFORE NOTARY: <u>12-8-2021</u>	DATE SIGNED BEFORE NOTARY: <u>12/8/21</u>

STATE OF Illinois )  
COUNTY OF Cook ) SS

**NOTARY VERIFICATION SECTION:**  
DATE NOTARIZED: 12/8/21

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner or owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

PRINT NOTARY NAME: Jay Chie SIGNATURE OF NOTARY: *Jay Chie*

**AFFIX NOTARY STAMP BELOW:**



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## Exhibit A

**PARCEL 1: UNIT 1A-N OF THE EVERGREEN CONDOMINIUMS AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF: LOTS 1 TO 8, BOTH INCLUSIVE, IN THE LINDER'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF LOT 9 (EXCEPT THE SOUTH 132 FEET THEREOF) IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH IS ATTACHED TO THE DECLARATION OF EVERGREEN CONDOMINIUM RECORDED JANUARY 16, 2000 AS DOCUMENT 00014522 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.**

**PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF PARKING SPACE 11 AND STORAGE SPACE S01 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00014522.**

**Permanent Index Number(s):  
03-20-301-041-1001**

**Note for Informational Purposes Only, Commonly known as:  
1441 North Evergreen Avenue, Unit 1A-N, Arlington Heights, IL 60004**

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. The Commitment is not valid without the attached: the Commitment to Issue a Policy, the Commitment Conditions, Schedule A and Schedule B, Part I—Requirements, (and) Schedule B, Part II—Exceptions, and a counter-signature by the Company or its agent, all of that may be in electronic form.*

• No: 6W18042844  
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