

# UNOFFICIAL COPY



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**PREPARED BY:**

Ryan W. Gardner  
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200 S. Michigan Avenue, Suite 1100  
Chicago, Illinois 60604

Doc# 2222315002 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2022 11:33 AM PG: 1 OF 3

**MAIL TAX BILL TO:**

Rakesh B. Patel & Monal V. Desai  
634 North Armour Street  
Chicago, Illinois 60642

**MAIL RECORDED DEED TO:**

Ryan W. Gardner  
Howard & Howard Attorneys, PLLC  
200 S. Michigan Avenue, Suite 1100  
Chicago, Illinois 60604

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## TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

We, Rakesh B. Patel and Monal V. Desai, husband and wife (the "Owners"), of 634 North Armour Street, Chicago, Cook County, Illinois (the "Property"), being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the Owners of the Property under a duly recorded Warranty Deed dated December 7, 2017 and recorded January 3, 2018 as document number 1800312063, in the County of Cook, State of Illinois whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as:

*Legal Description attached hereto as Exhibit A and made a part hereof.*

**Permanent Real Estate Index Number:** 17-08-111-034-0000

**Address of Real Estate:** 634 North Armour Street, Chicago, Illinois 60642

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of death of the survivor of the Owners. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of both Rakesh B. Patel and Monal V. Desai, if neither Owner survives, the surviving Owner upon his/her death hereby conveys and transfers the Property listed above to the Trustee of the Rakesh B. Patel Revocable Trust dated August 5, 2022.

Signed this 5<sup>th</sup> day of August, 2022.

Rakesh B. Patel

Monal V. Desai

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## WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed the transfer on death instrument as their own free and voluntary act. We certify that we believed the Owners to be of sound mind and memory at the time of signing.

Witnesses

Addresses

*Johett Walker*  
Print: Johett WALKER

residing at: 200 S. Michigan Avenue, Suite 1100

Chicago, Illinois 60604

*Michelle Medrano-Reyes*  
Print: Michelle Medrano-Reyes

residing at: 200 S. Michigan Avenue, Suite 1100

Chicago, Illinois 60604

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 Rakesh B. Patel and Monal V. Desai and the above named witnesses, each of whom was either personally known to me, or presented satisfactory evidence of identification in the form of a Driver's License, to be the same persons whose names 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 5<sup>th</sup> day of August, 2022.



*Jessica Benitez*  
Notary Public

My commission expires on 12/29/2024

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

8/8/2022     *Michael W. Desai*  
Date            Representative

Prepared by: Ryan W. Gardner, Howard & Howard Attorneys, PLLC, 200 S. Michigan Avenue, Suite 1100, Chicago, Illinois 60604

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## EXHIBIT A - LEGAL DESCRIPTION

THE NORTH 16.66 FEET OF THE SOUTH 40.78 FEET OF LOTS 29 AND 30 IN BLOCK 9 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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