

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

STATE OF ILLINOIS
COUNTY OF COOK

Doc#: 2223855090 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/26/2022 11:29 AM Pg: 1 of 2

OWNERS NAME AND ADDRESS AND TAXES TO:

Sanjay Kumar
Amita Malhotra
2348 Iroquois Drive
Glenview, Illinois 60026

Above space for Recorder's use only

THIS TRANSFER ON DEATH INSTRUMENT made this 25th day of August, 2022, **SANJAY KUMAR** and **AMITA MALHOTRA**, husband and wife, of the Village of Glenview, County of Cook and State of Illinois, (herein "Owners") being the sole Owners of the following legally described residential real estate located in Cook County, Illinois.

Unit No. 11B-N as delineated on survey of the following described property:

Beginning at the point where the West Line of Lake Shore Drive (200 feet wide) intersects with the South Line of Scott Street (66 feet wide) and running thence along the West Line of Lake Shore Drive South 192 feet 2 1/8th inches; thence North at an angle of 88 degrees 17 minutes West 122 feet 9 1/2 inches to the East line of Stone Street (66 feet wide); thence along the East Line of Stone Street, North 192 feet 1 3/4ths inches, to the South Line of Scott Street aforesaid; and thence along the South Line of Scott Street East 117 feet 1 3/4ths inches to the point of beginning being all of Lots 1 and 2 in Lawrence Symonds' Subdivision of Lots 1 and 2 and the North 15 feet of Lot 3 in Block 8 in H. O. Stone's Subdivision of Astor's Addition to Chicago the South 25 feet of Lot 3 all of Lot 4 and the North 32 feet of Lot 5 in Block 8 in H. O. Stone's Subdivision of Astor's Addition to Chicago aforesaid and all Land derived by way of accretion or otherwise lying East of the East lines of said Lots as originally subdivided and West of the West Line of Lake Shore Drive as now established all situated in the City of Chicago, Cook County, Illinois;

Which survey is attached as Exhibit "A" to Declaration made by Lasalle National Bank, as Trustee under Trust number 36853 and recorded as document 20892901, as amended from time to time ; together with its undivided percentage interest in the common elements.

Property Address: 1212 North Lake Shore Drive, Unit 11BN, Chicago, Illinois 60610
Parcel Identification Number: 17-03-114-003-1038

The Owners being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey and transfer effective on the death of the last to die of the Owners, the above-described residential real estate, to the following designated beneficiary:

RASIK MALHOTRA, 2348 Iroquois Drive, Glenview, Illinois 60026

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IN WITNESS WHEREOF, the said Owners have hereunto set their hands the day and year first above written.

[Signature]
 SANJAY KUMAR

[Signature]
 AMITA MALHOTRA

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the Owners were at the time of signing of sound mind and memory, and under no undue influence.

[Signature]
 WITNESS
 Name: Jayal Amin
 Address: 1900 E. Golf Road – Suite 1120
 Schaumburg, IL 60173

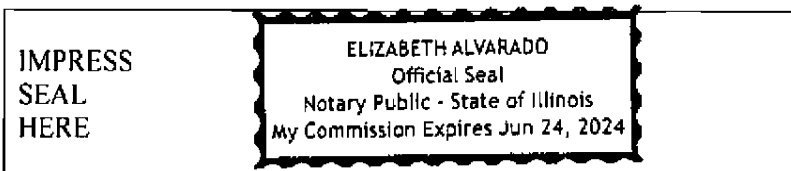
[Signature]
 WITNESS
 Name: Dharni Saxena
 Address: 1900 E. Golf Road – Suite 1120
 Schaumburg, IL 60173

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner and witnesses personally known to me 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 official seal, this 25th day of August, 2025.

Commission expires June 24, 2024 [Signature]
 NOTARY PUBLIC



EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

8/25/22
 Dated [Signature]
 Owner or Representative