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Doc# 2234855162 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2022 03:45 PM Pg: 1 of 3

Owner's Name and
Address and Taxes To:

Name: GRACIANO J. FLORES
Address 315 OAK MEADOW CT UNIT B-2
SCHAUMBURG IL 60193

Beneficiary's Name and Address:

Name: AARON BAIRANI
Address: 315 OAK MEADOW CT UNIT B-2
SCHAUMBURG IL 60193

TRANSFER ON DEATH INSTRUMENT

THIS TRANSFER ON DEATH INSTRUMENT made this DECEMBER 6, 2022, **GRACIANO J. FLORES**, a single person, of the County of COOK, State of Illinois (herein "Owner/Owners"), being the sole Owner(s) of the following legally-described residential real estate located in COOK County, Illinois:

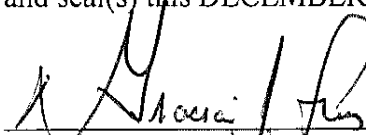
SEE ATTACHED LEGAL DESCRIPTION

Property Identification Number: 07-24-302-016-1148
Property Address: 315 OAK MEADOW CT UNIT B-2, SCHAUMBURG IL 60193

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey(s) and transfer(s), effective on the death of Owner, the above-described real estate to:

AARON BAIRANI, IF HE IS LIVING, AND IF NOT THEN TO MICHELINA BAIRANI

IN WITNESS WHEREOF, the said Owner(s) has/have hereunto set his/her/their hand(s) and seal(s) this DECEMBER 6, 2022.



GRACIANO J. FLORES, Owner

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AFFIX TRANSFER TAX STAMP

OR

Exempt under provisions of 33 ILCS 200/31-45, Paragraph E, Illinois Real Estate Transfer Tax Law.

Date 12/6/22 Buyer, Seller, or Representative

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

Kimberly Lewis, residing at Palatine IL
Witness Address

Dwight Spivack, residing at Palatine IL
Witness Address

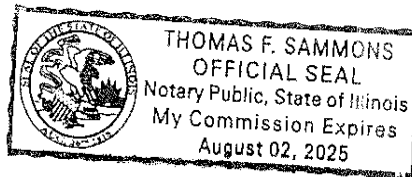
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GRACIANO J. FLORES Owner(s) and witnesses personally known to me to be the same persons whose names are subscribed on 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 DECEMBER 6, 2022.

[Signature]
Notary Public

PREPARED BY AND RETURN TO:
Name TOM SAMMONS
Address 502 N PLUM GROVE
Address PALATINE IL 60067



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UNIT NO. 5587-LB-2 IN LEXINGTON GREEN II AS DELINEATED ON A SURVEY OF PARTS OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL)

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1976 AND KNOWN AS TRUST NUMBER 21741 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23863582 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Property of Cook County Clerk's Office