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TRANSFER ON DEATH INSTRUMENT

Doc#: 2234933301 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2022 02:25 PM Pg: 1 of 3

Owner:

Name Karin E. Ashabran
Address 476 Alles Street, Unit 306
Address Des Plaines, IL 60016

Beneficiaries:

Fifty (50%) Percent Interest to:
Name Leslie Mazella
Address 2510 N. Forrest Lane
Address Arlington Heights, IL 60004
Fifty (50%) Percent Interest to:
Name Jill Phillips
Address 1322 Harding Avenue
Address Des Plaines, IL 60016

RECORDER'S STAMP

THIS TRANSFER ON DEATH INSTRUMENT made this 14th day of December, 2022, by KARIN E. ASHABRAN, of the Village of Des Plaines, County of Cook, State of Illinois (herein "Owner"), being the sole Owner of the following legally-described residential real estate located in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Property Identification Number: 09-17-402-183-1016
Property Address: 476 Alles Street, Unit 306, Des Plaines, IL 60016

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 the Owner, the above-described real estate to:

Fifty (50%) Percent to KARIN E. ASHABRAN's daughter, LESLIE MAZELLA, if living, otherwise to LESLIE MAZELLA's then-living descendants per stirpes.

Fifty (50%) Percent to KARIN E. ASHABRAN's daughter, JILL PHILLIPS, if living otherwise to JILL PHILLIPS's then-living descendants per stirpes.

IN WITNESS WHEREOF, the said Owner has hereunto set her hand(s) and seal(s) the day and year first above written.



KARIN E. ASHABRAN
NAME, Owner

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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) as her Transfer on Death Instrument in our presence and that we, at her request and in her 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 was at the time of signing of sound mind and memory, and under no undue influence.

[Signature] residing at 5901 Dempster #200 Morton Grove, IL
Witness Address

[Signature] residing at 5901 Dempster #200 Morton Grove, IL
Witness Address 60053

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 Owner 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 14th day of December, 2022.

Rosa Zachemski
Notary Public



PREPARED BY AND RETURN TO:
TERESA HOFFMAN LISTON
5901 Dempster Street, Suite 200
Morton Grove, IL 60053

Property of Cook County, Illinois
Notary Public's Office

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Exhibit A

18854

PARCEL 1:

UNIT 306 IN THE CARLYLE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19 THROUGH 28 (BOTH INCLUSIVE) IN BLOCK 2 IN MATTESON'S ADDITION TO DES PLAINES, BEING A SUBDIVISION OF 10 ACRES IN THE EAST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 10, 1878 AS DOCUMENT 173659; ALSO THE EAST 1/2 OF THE VACATED ALLEY WEST OF SAID LOTS 19 THROUGH 28 IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 11, 2004 AS DOCUMENT 0407144004, AS AMENDED FROM TIME TO TIME, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-36 AND STORAGE SPACE S-36.

P.I.N. 09-17-402-183-1016

C/K/A 476 ALLES STREET, UNIT 306, DES PLAINES, ILLINOIS 60016

Property of Cook County Clerk's Office