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TRANSFER ON DEATH INSTRUMENT

Doc#: 2301033131 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2023 10:48 AM Pg: 1 of 4

Name & address of Owner:

Anna Litvin
7141 N. Kedzie Avenue, Apt.
1116, Chicago, IL 60645

This was prepared by
(& mail recorded transfer on
death instrument to):
Eric Matlin
Matlin Law Group, P.C.
Attorneys & Counselors at Law
500 Skokie Boulevard #100
Northbrook, IL 60062

(The space above for Recorder's use only.)

I, ANNA LITVIN, a single person, ("Owner"), being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument by stating as follows:

That the above referenced property owner is an owner of the residential real estate under a duly recorded deed recorded 05/22/2018 as document #1014210000.

That I hereby revoke all prior Transfer on Death instruments executed and recorded by me with regard to the real estate described below, located in the Cook County, Illinois.

That upon my death, I give all rights, shares and interest in the real estate described below, located in Cook County, Illinois, to the then acting trustee of the Anna Litvin Revocable Trust, dated December 27, 2022 (hereinafter referred to as "trustee" regardless of the number of trustees).

SEE ATTACHED LEGAL DESCRIPTION

Street address: 7141 N. Kedzie Avenue, Apt. 1116, Chicago, IL 60645
Real estate index number: 10-36-100-015-1170

The Owner has signed this transfer on death instrument on December 27, 2022.

Anna Litvin
Anna Litvin, Owner

The Owner, ANNA LITVIN, signed this transfer on death instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Owner to be of sound mind and memory at the time of signing.

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Witnesses

Addresses

[Signature]
[Signature]

500 Skokie Blvd, Ste 100, Northbrook, IL 60062

500 Skokie Blvd, Ste 100, Northbrook, IL 60062

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

The witnesses, being duly sworn, state that, on this 27th day of December, 2022, we saw ANNA LITVIN, the Owner, sign this transfer on death instrument, in our presence, we attested this transfer on death instrument in the Owner's presence and in the presence of each other, and we believed the Owner to be of sound mind and memory and under no constraint or undue influence at the time of signing of this transfer on death instrument. The Owner affirms this statement.

[Signature]
ANNA LITVIN, Owner

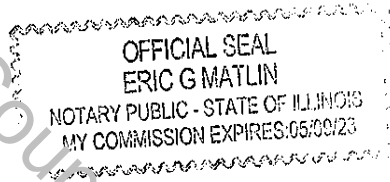
Kim Lovett

[Signature]
WITNESS
[Signature]
WITNESS

Angelena J. Oliver

SIGNED and sworn to before me by the Owner, and by each of the above witnesses, this 27th day of December, 2022.

[Signature] (SEAL)
NOTARY PUBLIC



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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1116 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 33 FEET THEREOF, THE EAST 698 FEET THEREOF, AND THE WEST 40 FEET THEREOF AND EXCEPT THEREFROM) THAT PART DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL TO SAID LINE OF NORTH KEDZIE AVENUE 100 FEET; THENCE SOUTH WEST 352.26 FEET TO A POINT ON SAID EAST LINE OF NORTH KEDZIE AVENUE, SAID POINT 450.00 FEET SOUTH OF SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE NORTH, ALONG SAID EAST LINE OF NORTH KEDZIE AVENUE 450.00 FEET, TO SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE EAST, ALONG SAID SOUTH LINE OF WEST TOUHY AVENUE 26.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY CENTEX HOMES CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 21906206 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED PARCEL, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336 MADE BY WINSTON GARDENS, INCORPORATED, A CORPORATION OF ILLINOIS, AND AS CREATED BY THE DEED FROM CENTEX HOMES CORPORATION, A NEVADA CORPORATION, TO MICHAEL SLAVIN DATED JULY 15, 1974 AND RECORDED AS DOCUMENT 22795460 FOR VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 30 FEET AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF, OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE, AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE, TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE

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SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTH EAST CORNER OF SAID TRACT;
THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF
BEGINNING) ALL IN COOK COUNTY, ILLINOIS.

Property commonly known as: 7141 N. Kedzie Avenue, Apt. 1116, Chicago, IL 60645
Real estate index number: 10-36-100-015-1170

Property of Cook County Clerk's Office