



2303908022

Prepared by and Mail To:
Naumann Agnello & Rogers
25 Northwest Point Blvd, Ste 180
Elk Grove Village IL 60007

Doc# 2303908022 Fee \$41.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2023 10:44 AM PG: 1 OF 3

Send Subsequent Tax Bills To:
Nancy J. Czarnik
805 Leicester Road, Unit B319
Elk Grove Village, Illinois 60007

REVOCABLE TRANSFER ON DEATH INSTRUMENT

OWNER OR OWNERS MAKING THIS INSTRUMENT:

Nancy J. Czarnik, currently residing at 805 Leicester Road, Unit B319, Elk Grove Village, Illinois 60007.

LEGAL DESCRIPTION OF THE REAL ESTATE:

PARCEL 1:

UNIT NUMBER B319 IN THE CHARDONNAY ON THE LAKE PHASE II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN VILLAGE ON THE LAKE SUBDIVISION, BEING SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29, AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO EXHIBIT "C" OF THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93149706 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF P-47, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 93149706, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PARK ORLEANS CONDOMINIUM UMBRELLA ASSN RECORDED AS DOCUMENT NUMBER 27044625, AS AMENDED.

Commonly known as: 805 Leicester Road, Unit B319, Elk Grove Village, Illinois 60007
Permanent Index Number: 08-32-101-036-1059

PRIMARY BENEFICIARY:

Upon my death I designate the following beneficiaries:
My son, Carl W. Czarnik, currently residing at 1130 Astoria Lane, Peachtree City, Georgia

Initials:

NJC

S Y
P 3
S Y
SC Y
INT EK

UNOFFICIAL COPY

30269, and my son, **Frank P. Czarnik**, currently residing at 730 Arizona Pass, Elk Grove Village, Illinois 60007, in two equal shares, share and share alike, provided that if either of them does not survive me, the then living descendants of either of them that predecease the survivor of me shall take per stirpes the share which my deceased beneficiary would have received.

ALTERNATE BENEFICIARY:

If none of my primary beneficiaries survives me, I designate as alternate beneficiaries my heirs. Heirs and their respective shares shall be determined under the laws of descent and distribution of Illinois at my death for property located in Illinois as if I had died on the termination date unmarried and domiciled in Illinois.

NOTICE TO BENEFICIARIES:

Pursuant to Sections 75 and 80 of the Illinois Residential Real Property Transfer on Death Instrument Act /55 ILCS 27/75, you may disclaim your interest or in order to confirm title you may file a notice of death affidavit after the owner's death in the office of the recorder in the county or counties where the residential real estate is located.

TRANSFER ON DEATH:

I, **Nancy J. Czarnik**, owner of the Real Estate described above, hereby revoke all prior Transfer on Death Instruments prepared by me pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act with respect to the real estate identified above, and I hereby transfer upon my death all interest in the Real Estate described above, situated in the County of Cook, State of Illinois, to the beneficiaries as designated above to have and to hold as TENANTS IN COMMON. Before my death, I have the right to revoke this instrument by an appropriate instrument signed by me recorded in the county where this instrument is recorded and otherwise complying with applicable law.

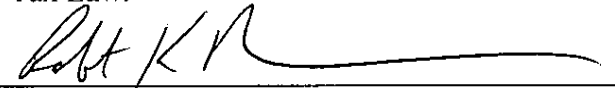
SIGNATURE OF OWNER OR OWNERS MAKING THIS INSTRUMENT:

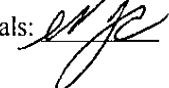
IN WITNESS WHEREOF I have signed this Revocable Transfer on Death Instrument, consisting of three (3) pages, the following page included, and for the purpose of identification have placed my initials at the foot of each preceding page, this 19th day of January 2023.

Signed:


 Nancy J. Czarnik, Owner

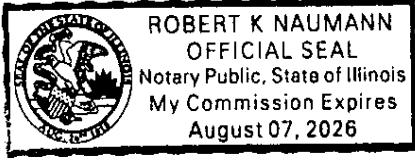
EXEMPT under the provisions of Section 31-45(e)
 of the Real Estate Transfer Tax Law.

Date 1/19/2023 By: 
 Owner or Representative

Initials: 

UNOFFICIAL COPY

Signed and sworn to before me by **Nancy J. Czarnik**, the Owner, and by each of the above witnesses, this 19th day of January 2023.



Robert K Naumann

NOTARY PUBLIC

My commission expires 8/7/2026

Property of Cook County Clerk's Office