

UNOFFICIAL COPY

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**TRANSFER ON DEATH
INSTRUMENT**

Doc#. 2304806193 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2023 03:07 PM Pg: 1 of 2

*Pursuant to 755 ILCS 27/1 et seq.
(Illinois Residential Real Property
Transfer on Death Instrument Act)*

DOCUMENT PREPARED BY/RETURN TO:

Attorney Marek Loza, Loza Law LLC
2340 S. River Road, Suite 120
Des Plaines, IL 60018
Tel. (847) 297-9977

NAME(S) AND ADDRESS(ES) OF OWNER(S) AND TAXES TO:

Samira Naamane
7039 W. Greenleaf
Niles, IL 60174

NAME(S) & ADDRESS(ES) OF BENEFICIARY(IES):

Raja Naamane
7039 W. Greenleaf
Niles, IL 60174

Ihab Hachami
7039 W. Greenleaf
Niles, IL 60174

THIS TRANSFER ON DEATH INSTRUMENT made this February 8, 2023, Samira Naamane, unmarried woman, residing in Niles, County of Cook and State of Illinois, (herein also "Owner" or "Owners") being the only Owner of the undivided fifty percent (50%) interest in the following legally described residential real estate (hereinafter "Real Estate"):

PARCEL 1: A TRACT OF LAND DESCRIBED AS FOLLOWS: THE SOUTH 24.83 FEET OF THE NORTH 81.53 FEET OF LOT 23 (AS MEASURED ALONG THE WEST LINE THEREOF, THE NORTH LINE AND THE SOUTH LINE OF SAID TRACT TAKEN AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 23) IN CHESTERFIELD NILES RESUBDIVISION UNIT ONE OF PART OF FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1960 AS DOCUMENT NUMBER 17885162 AND REGISTERED NOVEMBER 15, 1960 AS DOCUMENT NUMBER 1952199, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 ATTACHED THEREFO RECEORDED AS DOCUMENT NUMBER 18211568 AND REGISTERED AS DOCUMENT NUMBER 1986738 AND AS CONTAINED IN A DEED DATED MARCH 28, 1961 AND RECORDED JULY 18, 1961 AS DOCUMENT NUMBER 18221228 IN COOK COUNTY, ILLINOIS, MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, A UNITED STATES CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE PROVISIONS OF THE TRUST AGREEMENT DATED FEBRUARY 13, 1969 AND KNOW AS TRUST NUMBER 9420, AS GRANTOR, IN FAVOR OF EARLE SAMUEL RAPPAPORT, JR. AND NANCY K. RAPPAPORT, HIS WIFE.

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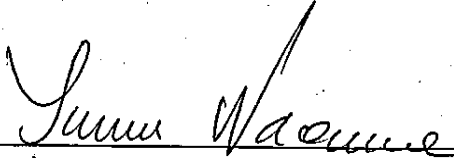
PIN: 10-19-119-131-0000

ADDRESS: 7039 W. Greenleaf, Niles, IL 60174

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 conveys and transfers, effective on the death of the Owner, her undivided fifty percent (50%) interest in the above described residential Real Estate to:

**her sister Raja Naamane for life of Raja Naamane
and the remainder to the Owner's son Ihab Hachami, or his surviving issue in equal shares,
per stripes and not per capita, if he does not survive the Owner.**

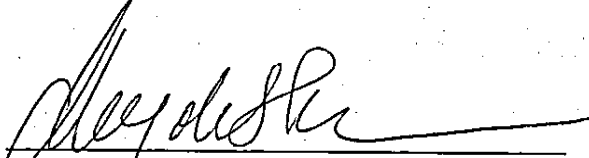
IN WITNESS WHEREOF, the said Owner(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first written above.



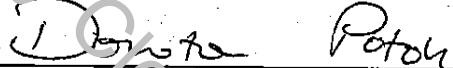
Samira Naamane

WITNESSES:

State of Illinois, County of Cook) SS: We, the undersigned witnesses, DO HEREBY CERTIFY that the foregoing Transfer on Death Instrument was on the date hereof signed and declared by the Owners 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 best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no undue influence.



Magdalena Skowron
2340 S. River Road, Suite 120,
Des Plaines, IL 60018



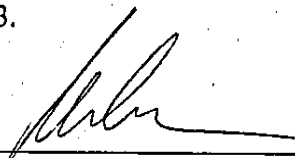
Dorota Potok
2340 S. River Road, Suite 120
Des Plaines, IL 60018

NOTARY:

State of Illinois, County of Cook) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Samira Naamane and Witnesses, Magdalena Skowron and Dorota Potok, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this February 8, 2023.





Notary Public