

UNOFFICIAL COPY

Doc#: 2305429086 Fee: \$51.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/23/2023 12:09 PM Pg: 1 of 3

PREPARED BY:

L. Matthew Loudenslagel, Esq.

800 Waukegan Rd, Suite 201, Glenview, IL 60025

847-724-5151

PROPERTY OWNER INFORMATION

Victoria E. Karam

3943 S. Campbell St.

Chicago, IL 60632

TRANSFER ON DEATH INSTRUMENT (TODI)

PURSUANT TO §755 ILCS 27/1 ET SEQ. (ILLINOIS RESIDENTIAL REAL PROPERTY TRANSFER ON DEATH INSTRUMENT)

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), which was executed on this

10

day of February

in the year of

2023

, by

Victoria E. Karam

DAY OF THE MONTH

MONTH

YEAR

NAME(S) OF PROPERTY OWNER(S)

Victoria E. Karam

who reside at

8620 Waukegan Rd., Unit 209, Morton Grove, IL 60053, Cook County

NAME(S) OF PROPERTY OWNER(S)

FULL PROPERTY ADDRESS WITH CITY, STATE, ZIP CODE & COUNTY

being of sound mind and disposing memory, do hereby make, declare and publish this TODI stating as follows:
That the above referenced property owner(s) is/are the SOLE owner(s) of residential real estate under a duly recorded

DEED, recorded January 16, 1998 as document 98043420 in the County of

DATE DEED RECORDED

DOCUMENT NUMBER

Cook

COUNTY

, State of Illinois. The residential real estate is legally described as:

WRITE LEGAL DESCRIPTION BELOW OR ATTACH

SEE LEGAL DESCRIPTION ATTACHED

WITH THE PROPERTY IDENTIFICATION NUMBER (PIN) OF:

1 0 - 1 9 - 1 0 9 - 0 4 4 - 1 0 2 1

PROPERTY COMMONLY REFERRED TO ADDRESS:

8620 Waukegan Rd., Unit 209, Morton Grove, IL 60053

The owner(s), being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, do hereby convey and transfer, effective on death of the Owner last to die, the above-described real

BENEFICIARY DESIGNATION: ATTACH ADDITIONAL AS NEEDED

NAME: Cledoon Elesha Esha

Emanoil Elesha Esha

ADDRESS: Advents Vagn 18, 415 43

Kosmosgatan 4

CITY/STATE: Gotenberg, Sweden

415 62 Goteborg, Sweden

SPECIAL NOTICE: THIS DOCUMENT HAS BEEN PROVIDED AS A COURTESY FROM THE COOK COUNTY RECORDER OF DEEDS

THIS FORM IS NOT LEGAL ADVICE OR ASSISTANCE WITH YOUR INDIVIDUAL ESTATE PLAN. FURTHERMORE, IT WAS PROVIDED WITHOUT ANY TITLE EXAMINATION OR REVIEW OF YOUR INDIVIDUAL ESTATE. PLEASE CONSULT AN ATTORNEY IF YOU HAVE ADDITIONAL QUESTIONS.

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT - PAGE 2 (TRANSFER TAX STAMP, EXEMPTION, WITNESS & NOTARY)

NAME OF OWNER

Victoria E. Karam

This Transfer is Exempt under provisions of 35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.

<u>2/10/23</u>	
DATE DOCUMENT EXECUTED	SIGNATURE OF OWNER OR REPRESENTATIVE

DATE DOCUMENT EXECUTED	SIGNATURE OF OWNER OR REPRESENTATIVE
-------------------------------	---

WITNESS DECLARATION

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 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.

<u>William R. Kramer</u>	<u>William R. Kramer</u>	800 Waukegan Rd., Ste. 201, Glenview, IL 60025
WITNESS 1 PRINTED NAME	WITNESS 1 SIGNATURE	WITNESS 1 ADDRESS

<u>Patricia Schellhas</u>	<u>Patricia Schellhas</u>	800 Waukegan Rd., Ste. 201, Glenview, IL 60025
WITNESS 2 PRINTED NAME	WITNESS 2 SIGNATURE	WITNESS 2 ADDRESS

NOTARY VERIFICATION

STATE OF ILLINOIS)
) SS
 COUNTY OF Lake)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 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 10 day of February, 20 23

NOTARY PUBLIC SIGNATURE: Lisa Burmeister

NOTARY PUBLIC STAMP:

OFFICIAL SEAL
LISA BURMEISTER
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 01/08/2027

SPECIAL NOTICE: THIS DOCUMENT HAS BEEN PROVIDED AS A COURTESY FROM THE COOK COUNTY RECORDER OF DEEDS. THIS IS NOT LEGAL ADVICE, OR ASSISTANCE WITH YOUR INDIVIDUAL ESTATE PLAN. FURTHERMORE, IT WAS PROVIDED WITHOUT ANY TITLE EXAMINATION OR REVIEW OF YOUR INDIVIDUAL ESTATE. PLEASE CONSULT AN ATTORNEY IF YOU HAVE ADDITIONAL QUESTIONS.

UNOFFICIAL COPY

LEGAL DESCRIPTION

Parcel 1: Unit No. 209 as delineated on a Survey of the following described real estate (hereinafter referred to as "Parcel"): A parcel of land lying within a tract of land described in Deed Document No. LR2743353, said parcel of land being bounded and described as follows: Commencing at the Northeast corner of the aforesaid tract of land, said Northeast corner being on the most Easterly line of said tract of land and on the East line of Lot 192 In the 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, and 523.29 feet South of the Northeast corner of Lot 206 in the aforesaid Subdivision; thence South along the most Easterly line of the aforesaid tract of land, 64.65 feet; thence West along a line drawn perpendicularly to said most Easterly line, 25.50 feet to the point of beginning of the herein described parcel of land; thence South along a line drawn parallel with the most Easterly line of the aforesaid tract of land, 242.83 feet; thence West, along a line perpendicular to said most Easterly line, 64 feet; thence North, 242.83 feet; thence East, 64 feet to the hereinabove designated point of beginning, all in Cook County, Illinois; which survey is attached as Exhibit B to the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for Morton Grove Estates, Building No. A-1 (herein called "Declaration of Condominium") made by American National Bank & Trust Company of Chicago, a national banking association not personally, but solely as trustee under Trust Agreement dated March 3, 1974 and known as January 3, 1975 as Document No. LR278909, together with an undivided percentage interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium); known as Trust No. 32743 and filed with the Cook County Registrar of Titles.

Parcel 2: Easements for the benefit of Parcel 1 as set forth in the aforementioned Declaration of Condominium and in the Declaration of Covenants, Conditions, Restrictions and Easements for the Condominiums of Morton Grove Estates Homeowners Association, dated December 1, 1974 and filed with the Cook County Registrar of Titles on January 3, 1975 as Document LR2789908.