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Karen A. Yarbrough

Cook County Clerk

Date: 05/17/2023 02:30 PM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

OWNERS NAME AND ADDRESS AND TAXES TO:

STANISLAV MEDOVOY
542 GLENDALE RD
GLENVIEW IL, 60025

BENEFICIARY NAME & ADDRESS

GABRIEL MICHAEL MEDOVOY
921 60TH PLACE
DOWNERS GROVE, IL 60516

THIS TRANSFER ON DEATH INSTRUMENT made this 2nd day of March, A.D. 2023, by Stanislav Medovoy, of the City of Des Plaines, County of Cook and State of Illinois, (herein "Owner/Owners") being the sole Owner(s) of the legally described residential real estate located in Cook County, Illinois. This is not homestead property.

Legal Description (Schedule of Real Estate Attached)

Property Address: 4100 Triumvera Drive, Apt. #406, Glenview, IL 60025

Parcel Identification Number: 04-32-402-034-1066

The Owner(s), being of competent mind and capacity, and waiving and releasing all rights under the homestead exception laws of the State of Illinois, hereby convey(s) and transfer(s), effective on the death of the Owner last die, the above-described residential real estate, to:

GABRIEL MICHAEL MEDOVOY

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


Stanislav Medovoy

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

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 of each other, have signed our names as witnesses thereto, believing to 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.

Scott R. Swan
[Signature]
4817 Stonewall Ave Downers Grove II

WITNESS:
ADDRESS: Aidan Meeks
[Signature] 921 60th Ave Downers Grove, IL
WITNESS:
ADDRESS:

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner(s) and witnesses personally known to me to be the same person(s) whose name(s) 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.

GIVEN UNDER my hand and notarial seal this day of 02/11/2023, A.D. 2023.

[Signature]
Notary Public



PREPARED BY and RETURN TO:

Migdal Law, P.C.
1200 Shermer Rd., #102
Northbrook, IL 60062

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER TAX ACT

5-2-23 [Signature] Attorney
Date Buyer, Seller or Representative

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Legal Description

PARCEL 1: UNIT NUMBER "B"-406 IN TRIUMVERA MIDRISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: (HEREINAFTER REFERRED TO AS PARCEL): A PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1972 AND KNOWN AS TRUST NUMBER 44885, AND BIRNLOEW DEVELOPMENT CORPORATION, AN ILLINOIS CORPORATION, AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER LR 2754082 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER LR 2754081, AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1972 AND KNOWN AS TRUST NUMBER 44385 TO HARRY W. NEETER AND BERNICE NETTER, HIS WIFE FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT NUMBER 2924397 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.