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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2023 12:35 PM PG: 1 OF 3

ILLINOIS TRANSFER ON DEATH INSTRUMENT

MAIL TO:

NAME AND ADDRESS OF TAXPAYER:

Joel Levin

7141 N. Kedzie Ave. Apt. ~~300~~ 316

Chicago, IL 60645

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On this date, June 5, 2023, Joel Levin (Single), residing at 7141 N. Kedzie Ave. Apt. ³¹⁶~~300~~, Chicago, IL 60645 executes this transfer on death instrument. Joel Levin will transfer upon death the following residential real estate in its entirety:

7141 N. Kedzie Ave., Apt.316 Chicago, Cook County, Illinois 60645
Property Identification Number ("PIN"): 10 36 100 015 1042

PARCEL ONE:

Unit 316, as delineated on the plat of survey of the following described parcel of real estate (hereinafter referred to as "parcel") The North half of the Northwest quarter of the Northwest quarter of Section 36, Township 41 North, Range 13 East of the 3rd Principal Meridian (except the North 33 feet thereof; that part described as follows: beginning on the South line of West Touhy Avenue at a point 26 ft. E. of the intersection of the East line of North Kedzie Avenue and the South line of West Touhy Avenue; then South parallel to said line of North Kedzie Avenue 100 feet; thence Southwest 352. 26 feet to a point 26 ft. E. of the intersection of the East line of North Kedzie Avenue, said point being 450.00 feet South of said South line of West Touhy Avenue; thence North, along said East line of North Kedzie Avenue, 450 feet, to said South line of West Touhy; East, along said South line of West Touhy Avenue, 26 feet to the point of the beginning) in Cook County, Illinois, which plat of survey is attached as Exhibit A to the recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 21906206 together with an undivided .5958 interest in the above described parcel, excepting therefrom all of the units, as defined and set forth in the said Declaration of Condominium Ownership and survey.

PARCEL TWO:

Easement for the benefit of the 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, 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 line of Block 5 extended West, said extension also being the North line of vacated West Estes Avenue, together with all of the vacated West Lust Avenue, lying East of the East line North Kedzie Avenue all in College Green Subdivision of Part of the West half of the North West quarter 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 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 South line of said tract , thence East along the South line of said tract 505.49 feet in the South East corner of said tract: thence North along the East line of said tract 681.82 feet to the point of beginning) in Cook County, Illinois.

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SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to:

Beneficiary Name, Relationship to Owner	Beneficiary Address	Share (%)
Randi Katz, Cousin	2742 A N. Dayton Avenue. Chicago, IL. 60614	100.00%

Upon my death, I transfer my interest in the above described property to the beneficiary designated above.

This instrument revokes any and all prior transfer on death instruments made by the above mentioned owner for the above mentioned residential real estate. Before my death, I have the right to revoke this instrument.

This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

Joel Levin
Joel Levin

6-5-23
Date

I, Tamara F. Wushnik Groman, attest that Joel Levin, the owner of the above mentioned property, executed this Illinois Transfer on Death Instrument in my presence on June 5, 2023. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed:

Tamara F. Wushnik Groman

Printed:

Tamara F. Wushnik Groman

Dated:

May 15, 2023 6/5/23

3003 W. Touhy Ave

Chicago IL 60645

I, Sana Khan, attest that Joel Levin, the owner of the above mentioned property, executed this Illinois Transfer on Death Instrument in my presence on June 5, 2023. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed:

Sana Khan

Printed:

Sana Khan

Dated:

May 15, 2023 SK
06/05/2023

3003 W. Touhy Ave

Chicago, IL 60645

STATE OF ILLINOIS)

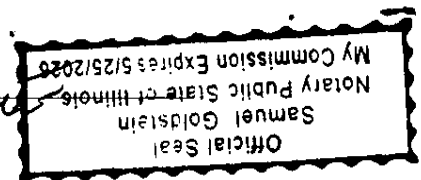
) SS.

COUNTY OF COOK)

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT Joel Levin, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses Tamara F. Wushnik Groman and Sana Khan in person and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

6/5/2023
Dated

Samuel Goldstein
Notary Public



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My commission expires: 5/23/2026

This document was prepared by:

Tamara F. Kushnir Groman

ARDC #: 6286657

CJE Senior Life

3003 West Touhy Ave.

Chicago, IL 60645

773-508-1086

Property of Cook County Clerk's Office