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Doc#: 2320216083 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2023 04:17 PM Pg: 1 of 2

PREPARED BY & MAIL TO:

Gregory A. MacDonald
Pluymert, MacDonald, Hargrove & Lee, Ltd.
701 Lee Street, Suite 680
Des Plaines, Illinois 60016

MAIL TAX BILL TO:

Zhaleh Tehrani
720 Creekside Drive, Unit 308
Mount Prospect, Illinois 60056

TRANSFER ON DEATH INSTRUMENT
Statutory (Illinois)

I, ZHALEH TEHRANI, a widow, ("Owner"), of 720 Creekside Drive, Unit 308, Mount Prospect, Illinois 60056, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument after being first duly sworn, stating as follows:

That I am the Owner of residential real estate ("Property") under a duly recorded Trustee's Deed dated June 25, 2014, and recorded July 11, 2014, as document number 1419226089, in the County of Cook, State of Illinois whereby I acquired title to the Property. The Property is legally described as:

PARCEL 1: UNIT 308B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CREEKSIDE AT OLD ORCHARD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96-261584, AS AMENDED FROM TIME TO TIME, IN PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 96-261584, AS AMENDED FROM TIME TO TIME.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P22B AND STORAGE SPACE S22B, LIMITED COMMON ELEMENTS, AS DELINEATED ON SURVEY ATTACHED TO DECLARATION RECORDED AS DOCUMENT NUMBER 96-261584, AS AMENDED FROM TIME TO TIME.

Exempt under provisions of Paragraph E, of Section 31-45 of the Real Estate Transfer Tax Law.

7/19/23
Date

Zhaleh Tehrani
Representative or Agent

Permanent Real Estate Index Number(s): 03-27-100-092-1078

Address(es) of the Property: 720 Creekside Drive, Unit 308, Mount Prospect, Illinois 60056

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of death of the Owner. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon my death, I convey and transfer the Property to the then acting trustee of the ZHALEH TEHRANI 2023 TRUST dated July 19, 2023, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of ZHALEH TEHRANI. If the ZHALEH

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TEHRANI 2023 TRUST dated July 19, 2023 is not in existence upon my death, I incorporate by reference its most recent terms as they existed prior to my death, and I convey and transfer the Property to the trustee designated by those terms to be held, administered, and distributed pursuant to those terms.

Signed this 7/19/, 2023

Zhaleh Tehrani
ZHALEH TEHRANI

WITNESSES

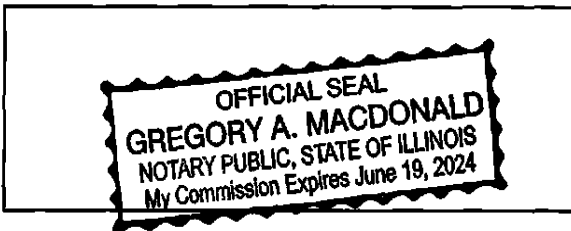
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as his/her Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owner executed the transfer on death instrument as his/her own free and voluntary act. We certify that we believed the Owner to be of sound mind and memory at the time of signing.

Witnesses	Addresses
<u>Jessie A. [Signature]</u>	residing at <u>654 Arlington Ave</u>
<u>[Signature]</u>	<u>Des Plaines IL 60016</u>
	residing at <u>2710 Millbrook Ln</u>
	<u>W. Mable, IL 60091</u>

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that ZHALEH TEHRANI, a widow, and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of a Driver's License issued by the State of Illinois picture identification document 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.

Given under my hand and notarial seal this July 19, 2023



[Signature]
Notary Public

My commission expires on 6/19, 2024