

# UNOFFICIAL COPY



\*2322234002\*

## TRANSFER ON DEATH INSTRUMENT

Doc# 2322234002 Fee \$41.00

## OWNERS NAME AND ADDRESS AND TAXES TO:

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/10/2023 09:21 AM PG: 1 OF 4

Muhammad Toubeh  
11025 S. Keating Ave., Unit 203  
Oak Lawn, IL 60453

## BENEFICIARIES' NAMES & ADDRESSES:

1. Shareen Toubeh - 11025 S. Keating Ave., Unit 203, Oak Lawn, IL 60453
2. Patricia Mery - 11025 S. Keating Ave., Unit 203, Oak Lawn, IL 60453
3. Basheer Toubeh - 11025 S. Keating Ave., Unit 203, Oak Lawn, IL 60453
4. Layla Toubeh - 11025 S. Keating Ave., Unit 203, Oak Lawn, IL 60453

**THIS TRANSFER ON DEATH INSTRUMENT** made this 7<sup>th</sup> day of **AUGUST, 2023** A.D., by **MUHAMMAD TOUBEH**, owner, of the property, of the following legally described residential real estate located in Cook County Illinois.

**Legal Description - SEE ATTACHED EXHIBIT A.**

Property Address: **11025 S. KEATING AVE., UNIT 203, OAK LAWN, IL 60453**

Parcel Identification Number: **24-15-319-025-1007**

The Owners being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey and transfer, EFFECTIVE UPON MY DEATH, the above-described residential real estate, to the following individuals, to be held as tenants in common (and not as joint tenants) as to each other:

1. **LAYLA TOUBEH, TWENTY-FIVE PERCENT, (25%)**
2. **BASHEER TOUBEH, TWENTY-FIVE PERCENT, (25%)**
3. **SHAREEN TOUBEH, TWENTY-FIVE PERCENT, (25%)**
4. **PATRICIA MERY, TWENTY-FIVE PERCENT, (25%)**

IN WITNESS WHEREOF, the said Owners has hercunto set their hand and seal the day and year first above written.

Muhammad Toubeh (Seal)  
**MUHAMMAD TOUBEH**

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STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

### WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the Owners were at the time of signing of sound mind and memory, and under no undue influence.

Signed: Paul D. Bannic

Address: 920 W. 32nd St

City/State/Zip: Chicago, IL 60608

Signed: Mark D. Dilley

Address: 17215 S. Janelle

City/State/Zip: Antony, IL 60477

Property of Cook County Clerk's Office

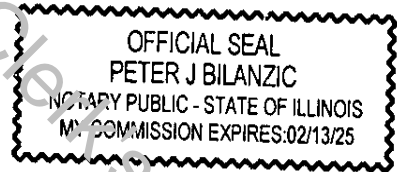
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STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT both the Owners and the Witnesses 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.

GIVEN UNDER my hand and notarial seal this 7 day of AUGUST, 2023.

*Peter J Bilanzic*  
\_\_\_\_\_  
Notary Public



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## EXHIBIT A

UNIT NUMBER 203 AND PARKING SPACE 11 IN TWELVE OAKS CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 16 (EXCEPT THE NORTH 30 FEET THEREOF) AND THE WEST ½ OF ALLEY LYING EAST OF AND ADJOINING LOT 16 IN BLOCK 23 IN FREDERICK H. BARTLETT'S HIGHWAY ACRES, A SUBDIVISION OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHWEST ¼ AND THE WEST ½ OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 007011352, AND AS AMMENDED BY DOCUMENT NUMBER 00707924, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PREPARED BY/RETURN TO:

***BILANZIC LAW***

11555 S. Harlem Avenue, Suite A,  
Worth, IL 60482