

UNOFFICIAL COPY

TRANSFER ON DEATH
INSTRUMENT

MAIL TO:

James Schelli, Jr.
Attorney at Law
1730 Park Street, Suite 220
Naperville, Illinois 60563

NAME & ADDRESS OF
TAXPAYER:

Mr. and Mrs. Dinesh and Indira Gandhi
3901 Charlie Court
Glenview, Illinois 60025



Doc# 2402346000 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/23/2024 09:13 AM PG: 1 OF 2

(The above space for recorder's use only)

TRANSFER ON DEATH INSTRUMENT
PURSUANT TO §755 ILCS 27/1

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as TODI), which was executed on this 24th of December, 2023 by Dinesh Gandhi and Indira Gandhi, husband and wife, of 3901 Charlie Court, in the Village of Glenview, County of Cook, State of Illinois, being of sound and disposing mind and memory, do hereby make, publish and declare this TODI stating as follows: That we are the owners of the residential property at 3901 Charlie Court, Glenview, Illinois 60025, pursuant to a Warranty Deed, recorded on **June 2, 1997**, as document **97-387448**, in the County of Cook, State of Illinois and legally described as:

LOT 9 IN WINDSWEPT SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 04-20-201-059-0000

Commonly referred to as: 3901 Charlie Court, Glenview, Illinois 60025

The Owners being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, do convey and transfer, effective on the death of both Owners, Dinesh Gandhi and Indira Gandhi, the above referenced real estate to:

- Pritesh Gandhi, of 43 Monarch Drive, Streamwood, Illinois 60107.

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JP

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TRANSFER ON DEATH INSTRUMENT PAGE 2

Name of Owners: **DINESH GANDHI AND INDIRA GANDHI**

Dinesh Gandhi
DINESH GANDHI

12-24-2023
DATE

Indira Gandhi
INDIRA GANDHI

12-22-2023
DATE

We hereby certify that the foregoing instrument was in the presence of us on the date last above written, declared by Dinesh Gandhi and Indira Gandhi, to be their TRANSFER ON DEATH INSTRUMENT, and they requested us to act as witnesses thereto, that to the best of our knowledge they were of sound and disposing mind and memory and under no undue influence, and we, in their presence and in the presence of each other, saw them sign the said instrument as aforesaid, and thereupon we sign our names as attesting witnesses to said TRANSFER ON DEATH INSTRUMENT.

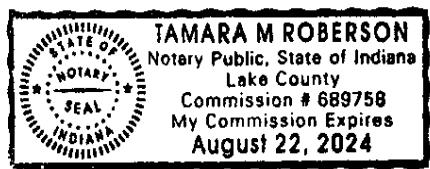
Vimesh Patel Residing at 155 Founder Pt. Bloomington IL 61008.

JIGNESHT JAGARIA Residing at 10209 FAWN TRAIL DR. ORLAND PARK IL 60467

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dinesh Gandhi, and Indira Gandhi, and Vimesh Patel and JIGNESHT JAGARIA 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 official seal 29 of December 2023

Tamara M Roberson
NOTARY PUBLIC



This transaction is exempt pursuant to Section 4(e) of the Real Estate Transfer Tax Act of Illinois.

James Schelli Date: 1/15/24