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TRANSFER ON DEATH INSTRUMENT (TODI)

Doc#: 2408620036 Fee: \$59.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 9:20 AM Pg: 1 of 3

This Transfer on Death Instrument made on the date indicated herein below by the Grantor(s), PAULA SPYRIDAKOS, of Orland Park, IL, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby **CONVEYS and TRANSFERS**, effective on the Death of the Grantor to:

ELEFThERIA KOGIONIS of Orland Park, IL, and ELENI TSOUTSAS of Orland Park, IL, the Beneficiary(ies), as Tenants-in-Common (with no right of survivorship), all interest in the following described Real Estate, to wit:

Legal Description: SEE ATTACHED LEGAL DESCRIPTION RIDER

P.I.N.: 27-06-311-047-1070

Commonly known as: 11901 Windmere Ct, Unit #302, Orland Park, IL 60467

In Witness Whereof. The said Grantor(s) has hereunto set his/her hand and seal, this 02/28 20 24.

Paula Spyridakos
Paula Spyridakos, Grantor

WITNESS CERTIFICATION

WE, the undersigned Witnesses, do hereby certify that the above Transfer on Death instrument was on the date thereof signed and declared by the Owner(s) 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 the best of our knowledge that the Owner(s) were at the time of signing of sound mind and memory, and under no undue influence.

James Kogionis
Witness
Print Name & Address:

JAMES KOGIONIS
44 SILO RIDGE DR S
ORLAND PARK, IL 60467

Jim C. Wobl
Witness
Print Name & Address:

Jim C. Wobl
1041 Hickory Dr
Western Springs, IL, 60558

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ACKNOWLEDGMENT

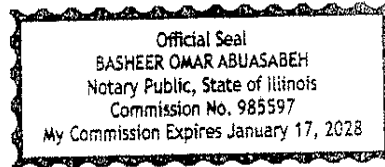
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for said County and State, this 02
day of 28, 2024, personally appeared PAULA SPYRIDAKOS
Grantor(s) and the Witnesses: James Kogionis

_____ and acknowledged the execution of the
foregoing instrument was a free and voluntary act.

Witness my hand and official seal.

Basheer Omar Abusabeh
Notary Public



EXEMPT UNDER PROVISIONS OF PAR. (E) 35 ILCS 200/35-45 PROPERTY TAX CODE

DATE: _____ SIGNED: _____

MAIL TO & SEND TAX BILLS TO:

PAULA SPYRIDAKOS
11901 WINDEMERE CT #302
ORLAND PARK IL 60467

This instrument prepared by: Law Office of James Kottaras, P.C., 161 N Clark Ave, Chicago, IL 60601

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LEGAL DESCRIPTION RIDER

Legal Description:

Unit Number "00901-302" in Gallagher & Henry's Condominium at Long Run Creek of Orland Park, as delineated and defined in the declaration of Condominium recorded June 6, 2001, as Document Number 0010485265, as amended from time to time, in the Southwest 1/4 of Section 6, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; together with its undivided percentage interest in the common elements.

P.I.N. 27-06-311-047-1070

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Property of Cook County Clerk's Office