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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/11/2024 10:19 AM Pg: 1 of 2

PREPARED BY:
Kahn and Kahn
137 W. Park Avenue
Libertyville, IL 60048

MAIL TAX BILL TO:
Kavita Chandnani
455 W Wood St., Unit 305
Palatine, IL 60067

AFTER RECORDING, RETURN TO:
Kavita Chandnani
455 W Wood St., Unit 305
Palatine, IL 60067

TRANSFER ON DEATH INSTRUMENT (UNDER 755 ILCS 27)

This TRANSFER ON DEATH INSTRUMENT, made this 3 day of April, 2024 by Kavita Chandnani, surviving joint tenant to Lakshpat G. Chandnani (deceased), of 455 W Wood St., Unit 305, Palatine, IL 60067, being the owner of the following legally described parcel of residential real estate and improvements and appurtenances thereto, to wit:

PARCEL 1: UNIT 305 IN THE PRESERVE OF PALATINE CONDOMINIUMS IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 5, 2006, AS DOCUMENT NUMBER 0615634000, AND AS FURTHER AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-54 AND STORAGE SPACE S-53.

Commonly known as: 455 W Wood St., Unit 305, Palatine, IL 60067
Parcel Identification Number: 02-15-303-056-1019

The owner, being of sound mind and memory, and as a free and voluntary act, hereby revokes any and all prior transfer on death instruments for the above described residential real property, and conveys and transfers, effective on the death of the last living owner, free of any claim of homestead interest under the laws of the State of Illinois, the above described residential real property to **Puja Chandnani**.

If any interest in the above-described residential real property becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent as custodian under the Illinois Uniform Transfer to Minors Act.

Subject, however, to subject to covenants, conditions, restrictions, and encumbrances of record, and building lines and easements, if any; and taxes not yet due and payable.

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I, Kavita Chandnani, the SOLE OWNER, hereby swear and affirm that the foregoing wishes were made as my free and voluntary act for the purposes set forth.

Dated this 3 day of April, 2024

Kavita Chandnani
KAVITA CHANDNANI (Owner)

We, the undersigned witnesses, hereby certify that the foregoing Transfer on Death Instrument was executed and signed on the date referenced above, and signed by the owner as her voluntary act in our presence, at the request of her and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner was at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

[Signature] Address: 137 W Park Ave., Libertyville, IL 60048

Witness 1: David Kahn (print name)

[Signature] Address: 137 W Park Ave., Libertyville, IL 60048

Witness 2: Erin Kahn (print name)

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my seal on the date first written above:

[Signature]
Notary Public

[SEAL]

