

# UNOFFICIAL COPY

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**This Document Prepared By:**

**SHARANYA GURURAJAN**

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**After Recording, Mail To:**

Ramanbhai Patel

Kailasben Patel

2224 Kensington Drive

Schaumburg, IL 60194

## REVOCABLE TRANSFER ON DEATH INSTRUMENT

(755 ILCS 27)

### IDENTIFYING INFORMATION

We, RAMANBHAI B. PATEL and KAILASBEN R. PATEL, husband and wife of Cook County, State of Illinois, being of sound mind and disposing memory, do hereby revoke all prior Transfer on Death Instruments for the below described residential real estate, and make, declare and publish this Transfer on Death Instrument which was completed and signed before a notary public on April 15, 2024. After being first duly sworn, we depose and state as follows:

That we are the joint owners of certain residential real estate (the "Residence") pursuant to a duly recorded Deed recorded on the 11<sup>TH</sup> day of July, 2014 as Document Number 1419219031 in the office of the Cook County Recorder of Deeds, State of Illinois. The Legal description of the property located in the County of Cook, State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO

and more commonly known as 1027 Tobcy Court, Schaumburg, IL 60194

TAX PARCEL NUMBER: 07-21-100-012-1327

### TRANSFER UPON DEATH

Revocable transfer on death designation of successor owner at death of primary owners: We, RAMANBHAI B. PATEL and KAILASBEN R. PATEL, the owners of this property, being of competent minds and capacity, each retaining the right to revoke this designation at any time before death, state that upon the death of both of us, title to and ownership of the Residence shall pass to THE PATEL LIVING TRUST, U/A dated April 15, 2024 in care of the then acting trustee to act under the powers granted to the trustee or successor trustee in that trust.

If THE PATEL LIVING TRUST, U/A dated April 15, 2024, is not in existence at such time, title to and ownership of the Residence shall vest in our son, MINESHKUMAR R. PATEL. If he fails to survive us, then to his then living descendants per stirpes. If none, to our daughter-in-law, AMISHA R. PATEL only in the event she was married to and not legally separated from our son MINESHKUMAR R. PATEL as of the time of his prior death. If a beneficiary is a Minor, title may be held by a Custodian or Guardian for the benefit of the Minor under the Uniform Transfer to Minor's Act.

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## SIGNATURE OF OWNERS MAKING THIS INSTRUMENT

*Ramanbhai Patel*  
**RAMANBHAI B. PATEL**

April 15, 2024.

*Kailasben R. Patel*  
**KAILASBEN R. PATEL**

April 15, 2024.

The undersigned, as witnesses, sign our names to this instrument, and do hereby attest that on the date hereinabove set forth the transferor(s)/owner(s) of the above referenced property, **RAMANBHAI B. PATEL** and **KAILASBEN R. PATEL** executed this Transfer on Death Instrument in our presence as their own free and voluntary act; and that to the best of our knowledge at the time of the execution, we believe said transferor(s)/owner(s) to be of sound mind and memory.

*Maria Broccolino*  
Printed Name: **MARIA BROCCOLINO**

*Amrin Mathews*  
Printed Name: **AMRIN MATHEWS**

STATE OF ILLINOIS

COUNTY OF LAKE

) ss.

Subscribed, sworn to and acknowledged before me by **RAMANBHAI B. PATEL** and **KAILASBEN R. PATEL**, the transferor(s)/owner(s), and subscribed and sworn to before me by the above referenced witnesses, on this 15<sup>th</sup> day of April 2024.

My commission expires: 9/12/27

*Sharanya Gururajan*  
NOTARY PUBLIC



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## EXHIBIT A

UNIT 1573 AS DELINEATED ON PLAT OF SURVEY OF THAT PART OF LOTS 1 AND 2 IN WEATHERSTIELD LAKE QUADRO HOMES. BEING A SUBDIVISION OF THE NORTHWEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AS RECORDED IN OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JANUARY 30, 1973 AS DOCUMENT NUMBER 22203942, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

and more commonly known as 1027 Tobey Court, Schaumburg, IL 60194.

TAX PARCEL NUMBER: 07-21-100-012-1327

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