

# UNOFFICIAL COPY

**PREPARER AND MAIL TO:**

Joseph A. La Zara & Assoc.  
7246 W. Touhy Ave.  
Chicago, Illinois 60631

Doc#: 2417020201 Fee: \$59.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/18/2024 11:15 AM Pg: 1 of 3

**OWNER AND ADDRESS**

Susan Rifken  
2551 E. Hunter Dr., Unit 2-2  
Arlington Heights, Illinois 60004

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**TRANSFER ON DEATH INSTRUMENT**

THIS TRANSFER ON DEATH INSTRUMENT made this 5th day of JUNE, 2024, by SUSAN RIFKEN, of Arlington Heights, County of Cook, State of Illinois, (herein "Owner"), being the sole Owner of the following legally described real estate situated in Cook County, State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 003-16-411-009-1006

Address(es) of Real Estate: 2551 E. Hunter Dr., Unit 2-2, Arlington Heights, Illinois 60004

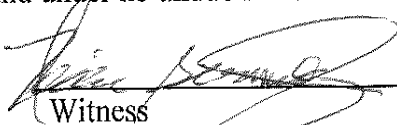
The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers the above-described residential real estate to the following Beneficiary, at the time of death of SUSAN RIFKEN:

MICHELLE RIFKEN, 5027 Beaumont Ave., Philadelphia, Pennsylvania 19143, if she survives me, otherwise then to VERONICA CIANCOLINI, Via Valiano 42 50031, Barbarino di Mugello (FI), Italy.

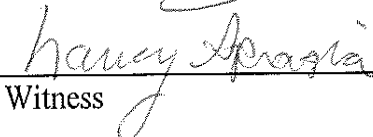
Dated this 5<sup>th</sup> day of JUNE, 2024.

  
\_\_\_\_\_  
SUSAN RIFKEN

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as her Transfer on Death instrument in our presence and that we, at her request, and in her 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 was at the time of signing of sound mind and memory, and under no undue influence.

  
\_\_\_\_\_  
Witness

residing at 7246 W. Touhy Ave., Chicago, IL 60631

  
\_\_\_\_\_  
Witness

residing at 7246 W. Touhy Ave., Chicago, IL 60631

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STATE OF ILLINOIS

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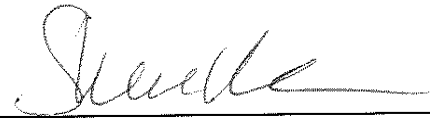
) SS:

COUNTY OF COOK

)

I, undersigned, a notary public in the aforesaid State and County, do hereby certify that SUSAN RIFKEN, and witnesses, Nellie Bermudez and Nancy Srago, personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 5<sup>th</sup> day of June, 2024



Notary Public



Property of Cook County Clerk's Office

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Legal Description:**

PARCEL 1: UNIT 2-2 IN LOFTS AT LAKE ARLINGTON TOWNE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LAKE ARLINGTON TOWNE UNIT 6 SUBDIVISION AND PART OF LAKE ARLINGTON TOWNE UNIT 1 SUBDIVISION, BOTH BEING SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87156662, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 87137828 IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:**

Property ID: 03-16-411-009-1006

**Property Address:**

2551 E. Hunter Drive, Unit 2-2  
Arlington Heights, IL 60004

Property of Cook County Clerk's Office