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Christine Rogan, Esq.
Rogan Law, Ltd.
PO Box 7007
Algonquin, IL 60102-7007



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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/26/2024 4:18 PM
PAGE: 1 OF 2

MAIL TAX BILL TO:

Vaishali Modi
39 Dana Catherine St,
Schaumburg, IL 60194

TRANSFER ON DEATH INSTRUMENT
Statutory (Illinois)

I, Vaishali Modi, ("Owner"), unmarried, of 39 Dana Catherine St, Schaumburg, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument, stating as follows:

That I am the sole owner of residential real estate described herein under a duly recorded Warranty Deed dated December 22, 2020, and recorded on February 16, 2021, as Document Number 2104717164 in the County of Cook, State of Illinois. The residential real estate is legally described as follows:

UNIT 17-2C IN THE WEATHERSFIELD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 (EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES BY DOCUMENT 24498209) IN WEATHERSFIELD PARK NORTH, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1968 AS DOCUMENT 20455455, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25719699, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 07-29-309-020-1135

Address(es) of Real Estate: 1110 Mercury Drive, Unit 2C, Schaumburg, IL 60193

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of my death. This document shall not sever joint tenancy to the property and shall not prevent title to the property from passing by operation of law to any surviving joint tenant(s) (if applicable) at the time of my death.

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All interest in the above described Real Estate situated shall be held individually and subject to general real estate taxes for the year of my death (and subsequent years); covenants; conditions; easements; and restrictions of record.

Signed this 18th day of May, 2024

V.P. Modi
Signature of Grantor - Vaishali Modi

WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence on the date it bears and that we, at his/her/their request and in his/her/their presence and in the presence of each other, have signed our names as witnesses thereto, believing the Owner(s) to be of sound mind and memory at the time of signing.

Manisha Modi
Witness Signature
Printed: Manisha MODI

Residing at 6800 Barrington Rd
Hanover Park IL 60133

K. A. Modi
Witness Signature
Printed: Khushbu Modi

Residing at 39, Dana Catherine St,
Schaumburg, IL 60194

State of Illinois)
County of COOK)^{SS}

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Vaishali Modi, and the above named witnesses, personally known to me to be the same persons whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth..

Given under my hand and official seal, this 18th day of May, 2024.

Nereida Silva Hernandez
NOTARY PUBLIC

My Commission Expires: 07/02/2024

