

# UNOFFICIAL COPY

**PREPARED BY and MAIL TO  
UPON RECORDING:**

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



Doc# 2417807036 Fee \$41.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$0.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 6/26/2024 4:18 PM  
PAGE: 1 OF 3

**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 August 12, 2021, and recorded on August 30, 2021, as Document Number 2124206012, in the County of Cook, State of Illinois. The residential real estate is legally described as follows:

UNIT NUMBER 216 IN BUILDING 1463 MERCURY DRIVE IN COUNTRY LANE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24866317, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 07-32-100-018-1184

Address(es) of Real Estate: 1463 Mercury Dr, Unit 216, 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.

That upon my death, I hereby convey and transfer the real estate listed above to my children, Jinkle Privesh Modi and Smit Modi in equal shares.

S Y  
P 0  
S Y-1  
SC 1  
INTR R

# UNOFFICIAL COPY

That upon my death, I hereby convey and transfer the real estate listed above to my children, Jinkle Privesh Modi and Smit Modi in equal shares.

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 18<sup>th</sup> 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 Modz  
Witness Signature  
Printed: Manisha MODX

Residing at 6800 Barrington Rd,  
Hanover Park IL-60133

K. A. Modi  
Witness Signature  
Printed: Khushby Modi

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

State of Illinois )  
County of Cook )<sup>SS</sup>

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 18<sup>th</sup> day of May, 2024.



Nereida Hernandez  
NOTARY PUBLIC

# UNOFFICIAL COPY

My Commission Expires: 07/02/2024

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387