

UNOFFICIAL COPY

ILLINOIS TRANSFER ON DEATH INSTRUMENT

Doc#: 2419314411 Fee: \$59.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/11/2024 11:48 AM Pg: 1 of 3

RETURN TO NAME AND ADDRESS OF TAXPAYER:

Shahbaz Kagzi and Fehmida Kagzi
14034 Norwich Lane
Orland Park, IL 60467

Above reserved for official use only

On this date, July 8, 2024, Shahbaz Kagzi and Fehmida Kagzi, a married couple, residing at 14034 Norwich Lane, Orland Park, IL 60467, execute this transfer on death instrument. Shahbaz Kagzi and Fehmida Kagzi, a married couple, will transfer upon their death the following residential real estate in its entirety:

Street Address: 14034 Norwich Lane, Orland Park, IL 60467
Property Identification Number ("PIN"): 27-06-411-031-0000

LEGAL DESCRIPTION: See attached Exhibit "A"

SUBJECT to all easements, rights-of-way, protective covenants, and mineral reservations of record, if any, to:


Beneficiary Name, Relationship to Owner	Beneficiary Address	Share (%)
Hafsa Shahbaz Kagzi, daughter	14034 Norwich Ln, Orland Park, IL 60467	50%
Ahmed Hammad Shahbaz Kagzi, son	14034 Norwich Ln, Orland Park, IL 60467	50%

Upon my death, I transfer my interest in the above-described property to the beneficiaries as designated above.

This instrument revokes any and all prior transfer on death instruments made by the above mentioned owner for the above mentioned residential real estate.

Before my death, I have the right to revoke this instrument.


Shahbaz Kagzi



Fehmida Kagzi

July 8th 2024.
Dated

UNOFFICIAL COPY

I, Riddhi Patel, witness that, Shahbaz Kagzi and Fehmida Kagzi, the owner(s) of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on July 8, 2024. This instrument was executed as a free and voluntary act by the owner(s). At the time of the execution, I believe the owner(s) to be of sound mind and memory.

WITNESS:


Signed: 
Printed: Riddhi Patel
Dated: July 8, 2024

ADDRESS OF WITNESS:

2 Trans Am Plaza Drive Suite 160
Oakbrook Terrace, IL 60181

I, Rita Senhaji, witness that, Shahbaz Kagzi and Fehmida Kagz, the owner(s) of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on July 8, 2024. This instrument was executed as a free and voluntary act by the owner(s). At the time of the execution, I believe the owner(s) to be of sound mind and memory.

WITNESS:

Signed: 
Printed: Rita Senhaji
Dated: July 8, 2024

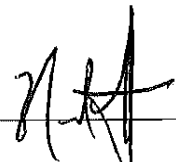
ADDRESS OF WITNESS:

2 Trans Am Plaza Drive Suite 160
Oakbrook Terrace, IL 60181

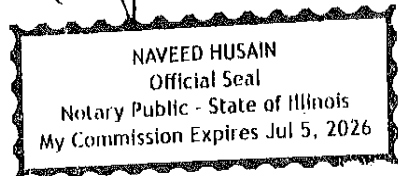
STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT Shahbaz Kagzi and Fehmida Kagzi, known to me to be the same person(s) whose names are subscribed as the owner(s) of the residential real estate, appeared before me and the witnesses, Riddhi Patel and Rita Senhaji, in person and acknowledged signing the instrument as the free and voluntary act of the owner, who were acting of sound mind and memory for the uses and purposes therein set forth.

Dated 7/8/24

Notary Public 

My commission expires: 7/5/2026



This document was prepared by:
Naveed S. Husain, Esq.
2 Trans Am Plaza Dr., Suite 160
Oakbrook Terrace, IL 60181

UNOFFICIAL COPY

Exhibit "A"

Street Address: 14034 Norwich Lane, Orland Park, IL 60467
Property Identification Number ("PIN"): 27-06-411-031-0000

Legal Description:

PARCEL 1: THAT PART OF LOT 98 IN CREEKSIDE UNIT 5A, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PARTICULARLY

DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 98; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 98, 25.78 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 39 SECONDS WEST, 68.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 58 MINUTES 21 SECONDS EAST, 88.00 FEET; THENCE SOUTH 02 DEGREES 58 MINUTES 21 SECONDS WEST, 88.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS DATED APRIL 15, 1996 AND RECORDED APRIL 19, 1996 AS DOCUMENT 96297953 AND AS CREATED BY DEED FROM STANDARD BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 14, 1984 AND KNOWN AS TRUST NUMBER 9382 RECORDED FEBRUARY 20, 1997 AS DOCUMENT 97117001 FOR INGRESS AND EGRESS