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Prepared By and Mail To:
Monica J. Gurgiolo, Esq.
Waltz, Palmer & Dawson, LLC
3701 Algonquin Road, Suite 390
Rolling Meadows, IL 60008

Doc#: 1520955146 **Fee:** \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2015 02:14 PM Pg: 1 of 2

Mail Tax Bill To:
William D. Gardner
Joy H. Gardner
2026 N. Pinetree
Arlington Heights, IL 60004

TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

We, William D. Gardner and Joy H. Gardner, husband and wife, of Arlington Heights, Illinois, (herein "Owners") being of sound mind and disposing memory do hereby revoke any prior Transfer on Death Instruments for the Property and make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the Owners of residential real estate ("Property") under a duly recorded Warranty Deed recorded January 19, 1971 as Document No. 21375083, in the County of Cook, State of Illinois whereby we acquired title to the Property not in Tenancy in Common, but in Joint Tenancy. The Property is legally described as:

Lot 165 in Ivy Hill Subdivision Unit No. 4, being a Subdivision of part of the West half of the South East quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in Village of Arlington Heights, Wheeling Township, in Cook County, Illinois.

Property Index Number: 03-17-409-010-0000
Property Address: 2026 N. Pinetree, Arlington Heights, IL 60004

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 death of the survivor of the Owners. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of both William D. Gardner and Joy H. Gardner, then if William D. Gardner shall have survived Joy H. Gardner, we convey and transfer the Property to the then acting trustee of the William D. Gardner Revocable Living Trust dated July 15, 2015, as amended or restated from time to time, or in the event that Joy H. Gardner shall have survived William D. Gardner, we convey and transfer the Property to the then acting trustee of the Joy H. Gardner Revocable Living Trust dated July 15, 2015, as amended or restated from time to time. In the event of a simultaneous death, the survivorship provision of the living trusts of the Owners shall

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control survivorship. If the living trust (as identified above) of the surviving Owner is not in existence at the time of the surviving Owner's death, we convey and transfer the Property to the beneficiaries who would have taken the Property upon the surviving Owner's death under the terms of said living trust prior to its being revoked.

Signatures:

Signed and agreed on this 15th day of July, 2015, by the following:

William D. Gardner
William D. Gardner, Owner

Joy H. Gardner
Joy H. Gardner, Owner

Witnesses:

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as their Transfer on Death Instrument in our sight and presence on the date it bears, as their own free and voluntary act. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed the Transfer on Death Instrument as their own free and voluntary act. We certify that we believe the Owners to be of sound mind and memory at the time of signing.

Witness Signature: Tammy Hayden
Name: Tammy Hayden
City: Rolling Meadows State: Illinois

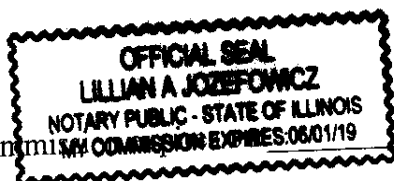
Witness Signature: Monica Gurajda Barba
Name: MONICA GURAJDA BARBA
City: Rolling Meadows State: Illinois

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William D. Gardner and Joy H. Gardner and the above-named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification, to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that they executed the instrument as their free and voluntary act, for the use and purposes therein set forth.

Witness my hand and official seal this 15th day of July, 2015.

Lillian A. Jozefowicz
Notary Public



My commission expires