

UNOFFICIAL COPY**TRANSFER ON DEATH INSTRUMENT**

We, Grantors, PHILIP J. GANKA and DIANE K. GANKA, husband and wife, of Rolling Meadows, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for this Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:



Doc#: 1603650081 Fee: \$40.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 02/05/2016 01:16 PM Pg: 1 of 2

That we are the owners of residential real estate ("Property") under a duly recorded Warranty Deed dated July 28, 2010 and recorded August 17, 2010 as document number 1022904076 in the County of Cook, State of Illinois. The property is legally described as:

LOT 18 IN QUENTIN RIDGE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 02-27-302-056 and Commonly known as:
 5706 Jessica Court
 Rolling Meadows, Illinois 60008

That under Illinois Residential Real Property Transfer on Death Instrument Act (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. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

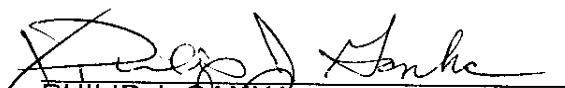
That upon the death of the last to die of PHILIP J. GANKA and DIANE K. GANKA, the above described residential real estate shall be conveyed and transferred as follows:

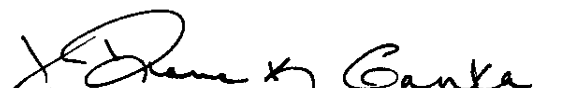
One hundred percent (100%) to the then acting Trustee of the RILEY BRANDON GANKA DISCRETIONARY SUPPLEMENTAL NEEDS TRUST AGREEMENT dated April 19, 2001, as property of said Trust, if RILEY BRANDON GANKA survives the last to die of PHILIP J. GANKA and DIANE K. GANKA for thirty (30) days.

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR/OWNER. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTOR HAS THE RIGHT TO WITHDRAW OR RESCIND THIS INSTRUMENT AT ANY TIME. ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN.

Exempt under provisions of Paragraph E, Section 4 Real Estate Transfer Act., and Cook County Ordinance 95104, Paragraph E.

Executed at Buffalo Grove, Illinois on this 3RD day of FEBRUARY, 2016.


 PHILIP J. GANKA


 DIANE K. GANKA

UNOFFICIAL COPY**AFFIDAVIT**

State of Illinois
County of Lake

We, the undersigned, being the Grantors and owners of the land described in this instrument, PHILIP J. GANKA and DIANE K. GANKA, and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby certify to the undersigned authority that the Grantors signed and executed the instrument as the Grantors' Transfer on Death Instrument of real estate which is a revocable instrument and that the Grantors had signed willingly and that the Grantors executed it as the Grantors' free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Grantors, signed the Grantors' Transfer on Death Instrument as witness and that to the best of his or her knowledge, the Grantors was at that time eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence. Further, each of the witnesses acknowledge that they signed said instrument as their free and voluntary act for the uses and purposed therein set forth.

THE GRANTORS:

Philip J. Ganka
PHILIP J. GANKA

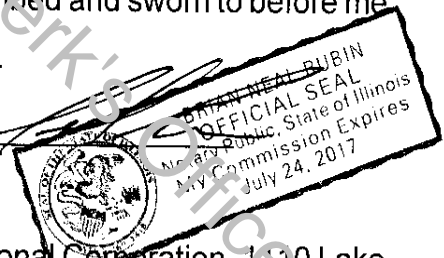
Diane K. Ganka
DIANE K. GANKA

THE WITNESSES:

[Signature]
[Signature]

Subscribed, sworn to and acknowledged before me by PHILIP J. GANKA and DIANE K. GANKA, the Grantors and owners of the real estate, and subscribed and sworn to before me by the witnesses this 3RD day of FEBRUARY, 2016

[Signature]
Notary Public



This Document Prepared by and **Mail to:** RUBIN LAW, A Professional Corporation, 1100 Lake Cook Road, Suite 165, Buffalo Grove, Illinois 60089-1997, 847-279-7999; Fax 847-279-0090; E-mail: Brian@rubinlaw.com

Mail current tax bill to:
PHILIP J. GANKA,
5706 Jessica Court, Rolling Meadows, Illinois 60008

Mail subsequent tax bill upon death to:
Trustee of the RILEY BRANDON GANKA DISCRETIONARY SUPPLEMENTAL NEEDS TRUST AGREEMENT dated April 19, 2001,
5706 Jessica Court, Rolling Meadows, Illinois 60008