


# UNOFFICIAL COPY

This instrument was prepared by  
and after recording return to:  
Bernard J. Toussaint  
Law Offices of Bernard J. Toussaint, P.C.  
2215 York Road, Suite 214  
Oak Brook, Illinois 60523

Send Tax Bills to:  
John Dirgo and Janet Kings  
4200 Gilbert Avenue  
Western Springs, Illinois 60558



\*1802934006\*

Doc# 1802934006 Fee \$46.25

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/29/2018 09:30 AM PG: 1 OF 4

## TRANSFER ON DEATH INSTRUMENT

We, JOHN A. DIRGO and JANET H. KINGS, husband and wife ("Owners"), of 4200 Gilbert Avenue, Western Springs, Cook County, Illinois 60558, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property (as herein defined) and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the SOLE Owners of certain residential real property (the "Property") under a duly recorded Warranty Deed, dated March 15, 2012, and which was recorded on March 23, 2012, as Document 1208342072, in the County of Cook, State of Illinois whereby we acquired title to the Property as Tenants by the Entirety. The legal description of the Property is as follows:

Legal Description is set forth on Exhibit A, attached hereto.

That under the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1 *et seq.* (the "Act"), the owner of residential real estate may transfer such residential real estate by a transfer on death instrument and this instrument is intended to be a transfer on death instrument as described in the Act. As such, the transfer described in this instrument shall not become effective until the death of the Owner last to die. We are of competent mind and capacity. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon the death of the Owner last to die, the Property shall transfer to, and title thereof shall vest as follows:

(A) If JANET H. KINGS survives JOHN A. DIRGO, then upon the death of JANET H. KINGS, the Property shall transfer to, and title thereof shall vest in the then acting Trustee or Trustees of THE JANET H. KINGS LIVING TRUST DATED JANUARY 4, 2018, and any amendments thereto, to be added to the trust property and held and distributed in accordance with the terms of that trust; or

(B) If JOHN A. DIRGO survives JANET H. KINGS, then upon the death of JOHN A. DIRGO, the Property shall transfer to, and title thereof shall vest in the then acting Trustee or Trustees of THE JOHN A. DIRGO LIVING TRUST DATED JANUARY 4, 2018, and any amendments thereto, to be added to the trust property and held and distributed in accordance with the terms of that trust.

S Yes

P 4

S No

M Yes

SC Yes

E No

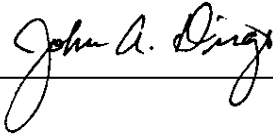
INT NGF

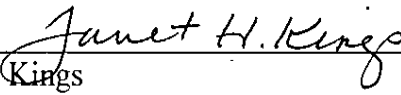
D Jan 18 2018

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For purposes of this Instrument, JOHN A. DIRGO shall be deemed to have predeceased JANET H. KINGS if the order of their deaths cannot be proved.

Dated this 4th day of January, 2018.

  
\_\_\_\_\_  
John A. Dirgo

  
\_\_\_\_\_  
Janet H. Kings

Property of Cook County Clerk's Office

*(Remainder of this page intentionally left blank.)*

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## WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by John A. Dirgo and Janet H. Kings as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that John A. Dirgo and Janet H. Kings executed the Transfer on Death Instrument as their own free and voluntary act, and that at the time of the execution we believed John A. Dirgo and Janet H. Kings to be of sound mind and memory and under no undue influence.

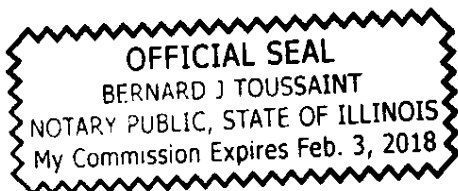
Cathy Herman residing at: 28W 631 Tawline Rd.  
Cathy Herman Warrenville, IL 60555  
(Print Name)

Cherrell Kelly residing at: 21 Christina Cir  
Cherrell Kelly Wheaton, IL 60159  
(Print Name)

STATE OF ILLINOIS )  
 )ss  
COUNTY OF DuPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John A. Dirgo and Janet H. Kings and the above-named witnesses, each of whom is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4<sup>th</sup> day of January, 2018.



Bernard J. Toussaint  
Notary Public

My commission expires: 2/3/2018

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## EXHIBIT A

### Legal Description

LOT 1 IN BLOCK 13 IN MARTIN'S ADDITION TO FIELD'S PARK, A SUBDIVISION OF THE EAST 3/8 OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 18 - 05 - 131 - 009 - 0000

Common Address: 4200 Gilbert Avenue, Western Springs, Illinois 60558

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Property of Cook County Clerk's Office