

UNOFFICIAL COPY**TRANSFER ON DEATH INSTRUMENT**

We, Grantors, JOHN J. CARLETON, also known as JOHN JOSEPH CARLETON, and MARIA CARLETON, husband and wife, of Des Plaines, Cook County, Illinois and FELICIA R. CAMARDA, of Morton Grove, 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# 1808949063 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/30/2018 10:41 AM PG: 1 OF 3

That we are the owners of residential real estate ("Property") under a duly recorded Special Warranty Deed dated April 23, 2014 and recorded June 12, 2014 as document number 1416333134 in the County of Cook, State of Illinois. The property is legally described as:

LOT 39 IN ROBBINS MEADOW LANE UNIT NO. 1, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 09-13-405-030-0000 and Commonly known as:
7352 Arcadia, Morton Grove, Illinois 60053

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 the last of us to die. 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 JOHN JOSEPH CARLETON, MARIA CARLETON and FELICIA CAMARDA, the above described residential real estate shall be conveyed and transferred to our beneficiaries as follows:

One hundred percent shall be paid to the descendants, per stirpes, of JOHN JOSEPH CARLETON and MARIA CARLETON who survive the last to die of JOHN JOSEPH CARLETON, MARIA CARLETON and FELICIA CAMARDA for thirty (30) days; however, any share for GABRIELLA FRANCESCA CARLETON shall be distributed to the then acting Trustee of THE GABRIELLA FRANCESCA CARLETON 3rd PARTY SPECIAL NEEDS TRUST dated the 19 day of March, 2018, if GABRIELLA FRANCESCA CARLETON so survives, as property of said Trust.

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE LAST GRANTOR/OWNER TO DIE. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTORS OR THE SURVIVOR OF THEM 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.

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Executed at Buffalo Grove, Illinois on this 26th day of March, 2018.

[Signature]
JOHN J. CARLETON

[Signature]
MARIA CARLETON

[Signature]
FELICIA CAMARDA

AFFIDAVIT

State of Illinois
County of Lake

We, the undersigned, being the Grantors and owners of the land described in this instrument, JOHN J. CARLETON and MARIA CARLETON and FELICIA CAMARDA, 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:

[Signature]
JOHN J. CARLETON

[Signature]
MARIA CARLETON

[Signature]
FELICIA CAMARDA

THE WITNESSES:

[Signature]

Subscribed, sworn to and acknowledged before me by JOHN J. CARLETON and MARIA CARLETON and FELICIA CAMARDA, the Grantors and owners of the real estate, and subscribed and sworn to before me by the witnesses this 26th day of March, 2018.



[Signature]
Notary Public

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This Document Prepared by and **Mail to:** Benjamin Rubin, Attorney, RUBIN LAW, A Professional Corporation, 1110 Lake Cook Road, Suite 165, Buffalo Grove, Illinois 60089-1997, 847-279-7999; Fax 847-279-0090; E-mail: Email@rubinlaw.com

Mail current tax bill to:
JOHN JOSEPH CARLETON
7352 Arcadia
Morton Grove, Illinois 60053

Mail subsequent tax bill upon death to:
Trustee of THE GABRIELLA FRANCESCA CARLETON 3rd PARTY SPECIAL NEEDS TRUST
dated the 19 day of March, 2018.
7352 Arcadia
Morton Grove, Illinois 60053

Property of Cook County Clerk's Office