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**This Instrument Prepared By, and After
Recording,**

Please Mail To:

Jennifer A. Johnson
Huck Bouma PC
1755 S. Naperville Road, Ste 200
Wheaton, Illinois 60189



Doc# 1812355183 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2018 02:04 PM PG: 1 OF 3

TRANSFER ON DEATH INSTRUMENT

I, **Carol A. Gembara**, a married person, of Palos Heights, County of Cook, State of Illinois, being of sound mind and disposing memory, do hereby revoke all prior Transfer on Death Instruments for the below described residential real estate, and make, declare and publish this Transfer on Death Instrument after being first duly sworn. I depose and state as follows:

That I am a joint owner of certain residential real estate (the "Residence") pursuant to a duly recorded Tenancy by the Entirety Deed recorded on the 18th day of April, 2018 as Document Number 1810849024 in the office of the Cook County Recorder of Deeds, State of Illinois. The legal description of the Residence is:

LOT 8 IN BLOCK 3 IN COUNTRY SQUARE ESTATES UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 23-25-109-008-0000

Commonly known as: 10 Carriage Trail, Palos Heights, Illinois 60463

That pursuant to 755 ILCS 27/70, a joint owner of an interest in residential real estate, including a tenant by the entirety, may transfer such residential real estate by a transfer on death instrument; that this transfer on death instrument is a non-testamentary instrument; that this transfer on death instrument is revocable; and that this transfer does not become effective until the time of my death if I am the last to die of all joint owners of the residential real estate.

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That upon my death, provided I am the last to die of all joint owners of the Residence, title to and ownership of the Residence shall vest in the then acting trustee of the CAROL A. GEMBARA TRUST DATED DECEMBER 5, 2017 (the "Carol A. Gembara Trust"). If the Carol A. Gembara Trust is not in existence at my death and I am the last to die of all joint owners of the Residence, then at my death title to and ownership of the Residence shall vest, in shares of equal value, in such of my then living children, provided that if a child of mine is not then living but a descendant of the deceased child is then living, the share that would have vested in the deceased child, if living, shall vest in the deceased child's then living descendants, *per stirpes*.

If any interest in the Residence becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent, if living, or if none living, to his or her nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until that person attains the age of twenty-one (21).

DATED this 20th day of April 2018.

Carol A. Gembara
Carol A. Gembara

We, the attesting witnesses, on oath state that each of us was present on April 20, 2018; that in the presence of the witnesses, CAROL A. GEMBARA (the "Transferor") signed this transfer on death instrument in our presence as the Transferor's free and voluntary act; that we, the witnesses, signed this transfer on death instrument in the presence of the Transferor and in the presence of each other; that we, the witnesses, believed the Transferor to be of sound mind and memory at the time of signing, and to the best knowledge of each of the witnesses, to be at least eighteen (18) years of age on the date the instrument was signed.

Witnesses

Natalie White
(Signature)

Natalie White
(Print Name)

Victoria Kiers
(Signature)

Victoria Kiers
(Print Name)

Jeanette M Rodriguez
(Signature)

Jeanette M Rodriguez
(Print Name)

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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 CAROL A. GEMBARA, Natalie White, Victoria Kieras, and Jeannette M. Rodriguez, 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 each 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 20th day of April 2018.

Diane M Barnes
Notary Public



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