

UNOFFICIAL COPY

Mail Recorded Instrument To:

Mildred V. Palmer, Esq.
Waltz, Palmer & Dawson, LLC
3701 Algonquin Road, Suite 390
Rolling Meadows, IL 60008



1835449140

Doc# 1835449140 Fee \$42.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/20/2018 03:15 PM PG: 1 OF 3

Mail Tax Bill To:

David R. Nogle
Linda L. Nogle
245 Park Drive
Palatine, IL 60067

TRANSFER ON DEATH INSTRUMENT**Statutory (Illinois)**

We, David R. Nogle and Linda L. Nogle, husband and wife ("Owners"), of 245 Park Drive, Palatine, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby 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 Quit Claim Deed recorded in the County of Cook, State of Illinois whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as:

SEE ATTACHED LEGAL DESCRIPTION

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.

Upon the death of both David R. Nogle and Linda L. Nogle, then if David R. Nogle shall have survived Linda L. Nogle, we convey and transfer the Property to the then acting trustee of the David R. Nogle Revocable Living Trust dated November 28, 2018, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of David R. Nogle, or in the event Linda L. Nogle shall have survived David R. Nogle, we convey and transfer the Property to the then acting trustee of the Linda L. Nogle Revocable Living Trust dated November 28, 2018, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of Linda L. Nogle. In the event of a simultaneous death, David R. Nogle will be presumed to have survived Linda L. Nogle.

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LEGAL DESCRIPTION

That part of Lot 18 bounded by a line described as follows: Beginning at the Southwest corner of said Lot 18, thence North 14 degrees 46 minutes 50 seconds West along the Southwesterly line of said lot, 176.80 feet to a corner of said lot; thence North 02 degrees 41 minutes 08 seconds East along the West line of said Lot 18, 30.00 feet; thence North 70 degrees 39 minutes 13 seconds East, 105.49 feet; thence South 10 degrees 45 minutes 18 seconds East, 209.37 feet to a point on the Southerly line of said Lot 18, 100.00 feet Easterly of the Southwest corner thereof; thence South and West along the Southerly line of said Lot 18, said Southerly line being a curved line convex to in and having a radius of 323.0 feet, a distance of 100.00 feet, arc measure, to the point of beginning, in Plum Grove Estates, Unit Number 4, being a subdivision in the South ½ of Section 38, Township 42 North, Range 10 East of the Third Principal Meridian, and in Sections 1 and 12, Township 41 North, Range 10 East of the Third Principal Meridian, as per Plat thereof recorded November 30, 1956 as Document No. 16769161, in Cook County, Illinois.

PIN: 02-35-309-024

245 Park Dr., Palatine, IL 60067

Property of Cook County Clerk's Office

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Signatures:

Signed and agreed on this 28th day of November, 2018, by the following:

David R. Nogle
David R. Nogle, Owner

Linda L. Nogle
Linda L. Nogle, 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 presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's 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.

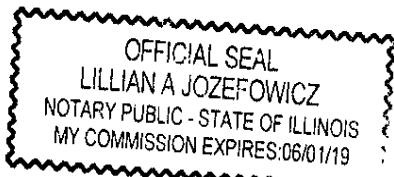
Witness Signature: Jason H. Beaver
Name: Jason H. Beaver
Address: 3701 Algonquin Road, Suite 300
City: Rolling Meadows State: Illinois

Witness Signature: WV Palmer
Name: WV Palmer
Address: 3701 Algonquin Road, Suite 300
City: Rolling Meadows State: Illinois

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that David R. Nogle and Linda L. Nogle, husband and wife, and the above mentioned witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of a State of Illinois Driver's License with picture identification, to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of November, 2018.



Lillian A. Jozefowicz
Notary Public

This instrument was prepared by:

Waltz, Palmer & Dawson, LLC, 3701 Algonquin Road, Suite 300, Rolling Meadows, IL 60008
without examination of title based on information provided by Owners