

# UNOFFICIAL COPY



**PREPARED BY AND MAIL  
RECORDED INSTRUMENT TO:**  
Jeffrey R. Gottlieb  
Law Offices of Jeffrey R. Gottlieb, LLC  
616 N. North Court – Suite 160  
Palatine, Illinois 60067

Doc# 1926155020 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/18/2019 09:44 AM PG: 1 OF 2

**MAIL TAX BILL TO:**  
Steven Edward Gibble  
1274 South Falcon Drive  
Palatine, Illinois 60067-2386

## TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

We, **STEVEN EDWARD GIBBLE and DEBRA BIRDIE KELLER**, ("Owner(s)"), of 1274 South Falcon Drive, Palatine, Illinois 60067-2386, Cook County, 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 Joint Tenancy Warranty Deed dated July 23, 2019 and recorded August 1, 2019, as Document Number 1921308010, in the County of Cook, State of Illinois whereby we acquired title to the Property as Joint Tenants. The Property is legally described as:

**PARCEL 1:** That part of Block 48 in East Peregrine Lake Estates, being a subdivision of the Southeast 1/4 of Section 28, Township 42 North, Range 10, East of the Third Principal Meridian, as recorded June 24, 1998 as Document No. 98540601 more particularly described as follows: Commencing at the North East corner of said Block 48, thence Southerly along a curved line being concave to the East having a radius of 165.00 feet, an arc length of 5.42 feet to the Point of Beginning, thence continuing South along said curved line, being concave to the East having a radius of 165.00 feet, an arc length of 34.18 feet, thence South 87 degrees 58 minutes 57 seconds West, a distance of 140.19 feet; thence North 02 degrees 01 minutes 03 seconds West, a distance of 34.00 feet; thence North 87 degrees 58 minutes 57 seconds East a distance of 143.01 feet, to the Point of Beginning, all in Cook County, Illinois.

**PARCEL 2:** Easement for the benefit of Parcel 1 as contained in the Declaration of Covenants, Conditions and Restrictions and Easements for the Townhomes at East Peregrine Lake Estates, recorded June 29, 1998 as Document No. 98552079.

**Property Index Number:** 02-28-404-031-0000

**Property Address:** 1274 South Falcon Drive, Palatine, Illinois 60067-2386

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. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of the survivor of the Owners, we convey and transfer the Property listed above to the then acting trustee of **THE STEVEN E. GIBBLE DECLARATION OF TRUST DATED SEPTEMBER 4, 2009**, to be added to the trust property and held and distributed in accordance with the terms of that declaration of trust, and any amendments made thereto.

Signed this the 12<sup>th</sup> day of September, 2019.

STEVEN EDWARD GIBBLE

DEBRA BIRDIE KELLER

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## WITNESSES

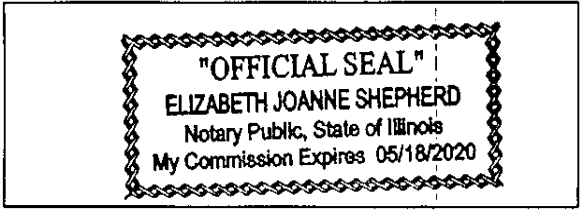
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner(s) as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses there to, believing to the best of our knowledge that the Owner's executed the Transfer on Death Instrument as their own free and voluntary act. We certify that we believed the Owner(s) to be of sound mind and memory at the time of signing.

Witnesses		Addresses
<u>Kristine A. Guendon</u>	residing at	<u>315 N. Huntington Dr</u> <u>McHenry, IL 60050</u>
<u>Jerry R. Johnson</u>	residing at	<u>616 N. North Court #160</u> <u>Palatine, IL 60067</u>

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **STEVEN EDWARD GIBBLE and DEBRA BIRTE KELLER**, and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of Driver's License, State of Illinois picture identification document or \_\_\_\_\_ 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 12<sup>th</sup> day of September, 2019.



Elizabeth Joanne Shepherd  
Notary Public

My commission expires on May 18, 2020

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date September 12, 2019

Jerry R. Johnson  
Representative