



2208019024

Mail Recorded Instrument To:

James M. Murphy
Kelleher + Holland, LLC
102 S. Wynstone Park Drive
North Barrington, IL 60010

Doc# 2208019024 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/21/2022 02:30 PM PG: 1 OF 3

Mail Tax Bill To:

Michael A. Gentile
Laura E. Holmes
2 Aztec Court
South Barrington, IL 60010

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

We, Michael A. Gentile and Laura E. Holmes, husband and wife ("Owners"), of 2 Aztec Court, South Barrington, 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 Trustees Deed dated July 24, 2020, and duly recorded as Document No. 2026939244 in Cook County, Illinois on September 25, 2020, whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 01-28-412-001-0000

Address of Property: 2 Aztec Court, South Barrington, Illinois 60010

That, under 755 ILCS 27/1 et. seq, the owner of a property may transfer real property 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 Michael A. Gentile and Laura E. Holmes, then if Michael A. Gentile shall have survived Laura E. Holmes, we convey and transfer the Property to the then-acting trustee of the Michael A. Gentile 2022 Living Trust dated February 28, 2022, 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 Michael A. Gentile, or in the event Laura E. Holmes shall have survived Michael A. Gentile, we convey and transfer the Property to the then-acting trustee of the Laura E. Holmes 2022 Living Trust dated February 28, 2022, 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 Laura E. Holmes. In the event of a simultaneous death, Laura E. Holmes will be considered to have survived Michael A. Gentile.

S Y
P 3
S Y-1
SC Y
INTEK

UNOFFICIAL COPY

Signatures:

Signed and agreed on Feb 28, 2022, by the following:

[Signature]
MICHAEL A. GENTILE, Owner

[Signature]
LAURA E. HOLMES, 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 Owners' request and in the Owners' 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: _____

[Signature]
Name: Amalida Lane
Address: 520 Hill Dr. #304
City: Hoffman Estates, IL 60169

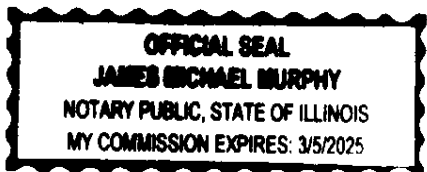
Witness Signature: _____

[Signature]
Name: Tina Niedzwiecki
Address: 400 Daniel St.
City: Wauconda, IL 60084

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 MICHAEL A. GENTILE and LAURA E. HOLMES, 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 valid driver's license or other government-issued identification with photograph, are the same persons whose names are subscribed to the foregoing instrument, and 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 on 2/28, 2022.



[Signature]
Notary Public

This instrument was prepared by:

Kelleher + Holland, LLC, 102 S. Wynstone Park Drive, North Barrington, IL 60010 without examination of title based on information provided by Owners.

UNOFFICIAL COPY

LEGAL DESCRIPTION

Property Address: 2 Aztec Court, South Barrington, IL 60010
PIN: 01-28-412-001-0000

LOT 98 IN WOODS OF SOUTH BARRINGTON PHASE 1, BEING A SUBDIVISION IN THE EAST ½ OF SECTION 28 AND THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 28, 2007 AS DOCUMENT 0708715094, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office