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Karen A. Yarbrough

Cook County Clerk

Date: 04/04/2023 11:18 AM Pg: 1 of 4

TRANSFER ON DEATH INSTRUMENT

MAIL RECORDED INSTRUMENT TO:

Wilson & Wilson Estate Planning & Elder Law, LLC
1023 W 55th St., Suite 110
LaGrange, Illinois 60525

OWNER AND TAXES TO:

Gerald J. Gill
17828 Bernard Dr., Unit 1A
Orland Park, Illinois 60467

This Transfer on Death Instrument is made by GERALD J. GILL (hereinafter referred to as the "Owner"), who resides at 17828 Bernard Dr., 1A, Orland Park, Cook County, Illinois 60467, and who is the sole owner of the following described real estate situated in Cook County, State of Illinois (hereinafter referred to as the "Property"):

UNIT 1A AND GARAGE UNIT 1A IN BUILDING NO. 1 IN EAGLE RIDGE II CONDOMINIUM AS Delineated ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN EAGLE RIDGE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, AS DOCUMENT 94869881 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 27-32-101-007-1061

Property address: 17828 Bernard Dr., Unit 1A, Orland Park, Illinois 60467

The Owner, being of sound mind and memory and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, does hereby convey and transfer the Property, effective upon the Owner's death, to the following persons, in equal shares as beneficiaries (the "Grantees") to have and hold the Property forever:

(a) KATHLEEN M. HUGHES who resides at 1702 Calla Drive, Joliet, Will County, Illinois, 60435, except that if KATHLEEN M. HUGHES fails to survive the Owner, the Owner instead conveys and transfers such interest in the Property, effective upon the death of the Owner, to the descendants of KATHLEEN M. HUGHES who survive the Owner per stirpes as substitute beneficiaries to receive such interest, or if no such descendant survives the Owner, such interest shall be conveyed and transferred to the other Grantees.

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(b) PATRICK J. GILL who resides at 2789 Genoa Rd., New Lenox, Will County, Illinois 60492, except that if PATRICK J. GILL fails to survive the Owner, the Owner instead conveys and transfers such interest in the Property, effective upon the death of the Owner, to the descendants of PATRICK J. GILL who survive the Owner per stirpes as substitute beneficiaries to receive such interest, or if no such descendant survives the Owner, such interest shall be conveyed and transferred to the other Grantees.

(c) COLLEEN A. GREEN who resides at 2960 Marshfield Dr., Elgin, Kane County, Illinois 60124, except that if COLLEEN A. GREEN fails to survive the Owner, the Owner instead conveys and transfers such interest in the Property, effective upon the death of the Owner, to the descendants of COLLEEN A. GREEN who survive the Owner per stirpes as substitute beneficiaries to receive such interest, or if no such descendant survives the Owner, such interest shall be conveyed and transferred to the other Grantees.

(d) MARY BETH CLARK who resides at 535 Hackberry Rd., Frankfort, Will County, Illinois 60423, except that if MARY BETH CLARK fails to survive the Owner, the Owner instead conveys and transfers such interest in the Property, effective upon the death of the Owner, to the descendants of MARY BETH CLARK who survive the Owner per stirpes as substitute beneficiaries to receive such interest, or if no such descendant survives the Owner, such interest shall be conveyed and transferred to the other Grantees.

If all of the Grantees (including the descendants of a deceased Grantee, if applicable) fail to survive the Owner, this Transfer on Death Instrument shall be cancelled.

In this Transfer on Death Instrument, references to "descendants" mean lineal blood descendants of the first, second or any other degree of the ancestor designated, including descendants who have been conceived at any specific point in time relevant to such provision and who thereafter survive birth; and further, an adopted child and such adopted child's lineal descendants by blood or adoption shall be considered as lineal blood descendants of the adopting parent or parents and of anyone who is by blood or adoption a lineal ancestor of the adopting parent or of either of the adopting parents.

When a distribution is to be made to a person's descendants "per stirpes," the interest being conveyed and transferred shall be divided into as many equal shares as there are (i) members of the nearest generation of descendants who survive such person, and (ii) deceased members of that generation who left descendants who survive such person. The division into shares shall begin at the generation nearest to such person that has a surviving member. Each surviving member of the nearest generation of descendants with a member who survives such person shall receive one share, and the share that would have passed to each deceased member of that generation who left descendants who survive such person shall be divided in a similar manner (by reapplying the preceding rule) among his or her descendants who survive such person.

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IN WITNESS WHEREOF, the Owner has hereunto set his hand and seal on
March 30, 2023.

Gerald J. Gill
 GERALD J. GILL

We, Catherine J. Nichin and Rachael A. Lund,
 the witnesses, sign our names to this Transfer On Death Instrument, being first duly sworn, and
 do hereby attest to the undersigned authority that we were present and saw GERALD J. GILL
 sign and execute this Transfer On Death Instrument willingly (or willingly directed another to
 sign for him) as his free and voluntary act, and that at the time of the execution, we believed
 GERALD J. GILL to be of sound mind and memory, and under no undue influence.

Dated March 30, 2023.

Cath Nichin
 Witness Signature

1023 W. 55th St.
 Street Address

LaGrange IL 60525
 City, State and Zip Code

Rachael A. Lund
 Witness Signature

1023 W. 55th St.
 Street Address

LaGrange, IL 60525
 City, State and Zip Code

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STATE OF ILLINOIS

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) ss.

COUNTY OF COOK

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GERALD J. GILL, Catherine J. Nicklin and Rechael Lind, 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 GERALD J. GILL signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on March 30, 2023.

Tammy Vogle
Notary Public

My commission expires: 10/18/24

This instrument was prepared by:

Wilson & Wilson Estate Planning & Elder Law, LLC
1023 W 55th St., Suite 110
LaGrange, Illinois 60525

