

TRANSFER ON DEATH INSTRUMENT



Doc# 1835518011 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2018 11:16 AM PG: 1 OF 2

We, Steven G. Wallace and Kathleen A. Wallace, husband and Wife, as Tenants by the Entirety, of 4041 Franklin Ave. Western Springs, IL 60558 hereby make this Transfer on Death Instruction this December 11, 2018 as the owners of the following Residential real estate described below:

Lot 11 in Block 11 in Field Park, a sub-division in the West 5/8's of the West 1/2 of Section 5, Township 38 North, Range 12, East of the Third Principal Meridian and part of the South West 1/4 of Section 32, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number (PIN): 18-05-110-004-0000

Property address: 4041 Franklin Ave., Western Springs, IL 60558

Exempt under 35 ILCS 200/31-45(e)

12/19, 2018

Mark Hunsley Mond

Representative/Attorney

Revocable transfer on death designation of successor owner at death of primary owners: Steven G. Wallace and Kathleen A. Wallace, the owners of this property being of competent minds and capacity, each retaining the right to revoke this designation at any time before death, state that upon the death of both of them, this property shall pass to the WALLACE FAMILY TRUST dated December 11, 2018, in care of the then acting trustee to act under the powers granted to the trustee or successor trustee in that trust. This includes, but is not limited to:

- 1. Transactions: As to this property, the trustee may buy, sell (at a public or private sale), exchange, rent, convey, partition, subdivide, accept title, create conditions, grant easements, convey, assign, lease, hold, possess, maintain, repair, improve, manage, operate, insure, release rights of homestead, create land trusts and exercise all land trust powers. The trustee may collect rents, sale proceeds, and other revenue from it. For real estate taxes and assessments, the trustee may pay, contest, protest, and compromise. Any sale or lease may be for terms that extend beyond the trust duration and may include a portion of the real estate such as mineral rights and easements.
2. Construct and demolish: The trustee may improve or alter the property. This includes repairs, maintenance, demolition, and extraordinary changes to the property such as removing existing or erecting party walls or buildings.
3. Partition: The trustee may partition, develop, subdivide, or dedicate the property to public use. This includes making, vacating, partitioning, and changing plats and boundaries and creating restrictions, easements or other servitudes.
4. Abandonment: The trustee may abandon and/or retain the property even if productive, underproductive or non productive.

**UNOFFICIAL COPY**

- 5. Nonproductive property: The trustee may retain the property even if it is nonproductive. In the exercise of reasonable business judgment, the trustee may abandon assets.
- 6. Overall powers of trustee: The trustee is given all the rights, powers, and authority to manage and control the property so as to accomplish the trust purposes that an individual owners would have if there was no trust and the trustee was acting as a competent individual owner.
- 7. Interest of a trust beneficiary. The interest of each trust beneficiary (and anyone claiming through the beneficiary) is declared to be personal property only. No trust beneficiary has any legal or equitable title interest in this real estate. No interest of a trust beneficiary is subject to transfer, assignment, anticipation, pledge, seizure by legal process, claims of the beneficiary's creditors, claims for maintenance, or claims for support of the beneficiary's spouse. The trustee may reject any such claim.

Dated this 12/11, 2018 and signed by the owners:

*Steven G. Wallace*                      *Kathleen A. Wallace*  
 Steven G. Wallace                      Kathleen A. Wallace

Statement of witnesses: We hereby certify that **Steven G. Wallace and Kathleen A. Wallace** freely and voluntarily signed this instrument in our presence and each witness then signed in the presence of each other. We believe them to be of sound and disposing mind and memory, of legal age, and under no constraint or undue influence of any kind.

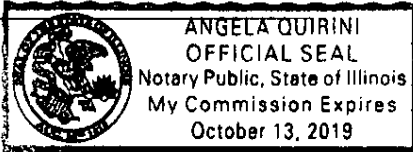
*Nora Hurley Marsh*                      *Celeste Buckingham*

Notary – State of Illinois, County of DuPage

I, the undersigned, a notary public of Cook County, Illinois, hereby certify that **Steven G. Wallace and Kathleen A. Wallace**, personally known to me appeared before me this December 11, 2018 in person and acknowledged signing and delivering this instrument freely and voluntarily for the uses and purposes therein set forth including the release and waiver of the right of homestead if applicable.

*Angela Quirini*

Notary Public  
My Commission Expires:



This instrument was prepared by Nora Hurley Marsh, 200 S. Frontage Road, Suite 322, Burr Ridge, IL 60527

*After Recording return this document to:*  
 Name: **Nora Hurley Marsh, Attorney**  
 Address: **200 S. Frontage Road, Suite 322**  
 City, State, Zip: **Burr Ridge, IL 60527**

*Send subsequent tax bills to:*  
 Name: **Steven G. Wallace/Kathleen A. Wallace**  
 Address: **4041 Franklin Avenue**  
 City, State, Zip: **Western Springs, IL 60558**