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TRANSFER ON DEATH INSTRUMENT (TODI)

Doc#. 2020344067 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/21/2020 10:38 AM Pg: 1 of 3

After Recording Mail to:

Tiffanie Powell, Esq.
Tiffanie B. Powell & Associates
4747 Lincoln Mall Dr., Ste. 200
Matteson, Illinois 60443

Send Subsequent Tax Bills to:

Brian J. Foster
2927 Scott Crescent
Flossmoor, Illinois 60422

This Instrument Prepared By:

Tiffanie Powell, Esq.
Tiffanie B. Powell & Associates
4747 Lincoln Mall Dr., Ste. 200
Matteson, Illinois 60443

We, **Brian J. Foster** and **Allison H. Foster**, husband and wife, of 2927 Scott Crescent, Flossmoor, Illinois 60422, hereby make this Transfer on Death Instrument this June 10, 2020 as the owners of the following residential real estate described below:

LOT 29 IN BLOCK 2 IN HEATHER HILL FIRST ADDITION, BEING RAYMOND L. LUTGERT'S SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1964, AS DOCUMENT NO. 2140267, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PROPERTY IDENTIFICATION NUMBER (PIN): 31-12-119-046-0000

PROPERTY ADDRESS: 2927 Scott Crescent, Flossmoor, Illinois 60422

Revocable transfer on death designation of successor owner at death of primary owners: **Brian J. Foster** and **Allison H. Foster**, 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 **Allison H. Foster Trust, Dated June 10, 2020**, 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. 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 owner would have if there was no trust and the trustee was acting as a competent individual owner.
2. 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,

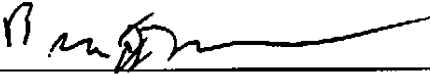
Initials

B J F A H F

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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.

IN WITNESS WHEREOF, I, **BRIAN J. FOSTER**, sign my name and declare this instrument (consisting of 3 pages) as my Transfer on Death Instrument on June 10, 2020. I also have affixed my initials on the bottom of each of the pages hereof.



BRIAN J. FOSTER

IN WITNESS WHEREOF, I, **ALLISON H. FOSTER**, sign my name and declare this instrument (consisting of 3 pages) as my Transfer on Death Instrument on June 10, 2020. I also have affixed my initials on the bottom of each of the pages hereof.



ALLISON H. FOSTER

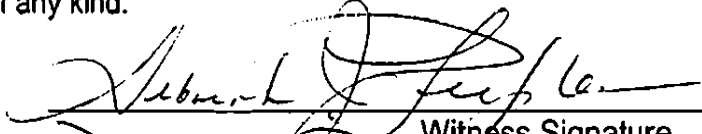
Property of Cook County Clerk's Office

Initials BJF AHF

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WITNESS ATTESTATION CLAUSE

We hereby certify that in our presence, on the date appearing above, **BRIAN J. FOSTER** and **Allison H. Foster**, freely and voluntarily signed this instrument and acknowledged it to be their Transfer on Death Instrument; that at their request and in their presence and in the presence of each other, we have signed our names below as witnesses, and we believe both of them to be of sound mind and memory, of legal age, and under no constraint or undue influence of any kind.



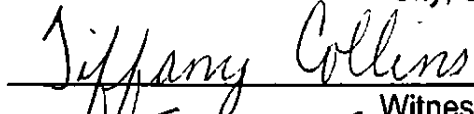
Witness Signature
DEBORAH J. PEOPLES

Name Printed

17834 LOCUST

Street Address
LANSING, IL 60438

City, State, Zip



Witness Signature
Tiffany Collins

Name Printed

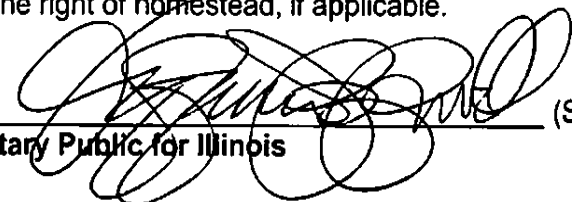
221646 Parkview Lane

Street Address
Frankfort, IL 60423

City, State, Zip

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, hereby certify that **Brian J. Foster** and **Allison H. Foster** personally known to me, appeared before me this 10th day of June, 2020, 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.



Notary Public for Illinois (Seal)



Initials BJS AH