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2207319038

Doc# 2207319038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/14/2022 03:57 PM PG: 1 OF 9

This Document Prepared By:

The Forever Legacy Group
41690 Ivy Street, Suite B3
Murrieta, California 92562
951-901-8405

After Recording, Mail To:

Anthony D. Tyler and Marlene Tyler
415 Saginaw Avenue
Calumet City, Illinois 60409

REVOCABLE TRANSFER ON DEATH INSTRUMENT

(755 ILCS 27)

NOTICE TO OWNER

You should carefully read all information on this form. You may want to consult a lawyer before using this form.

This form must be recorded before your death, or it will not be effective.

IDENTIFYING INFORMATION

Owner Making This Deed:

HIGHER GROUND COMMUNITY CHURCH 415 Saginaw Avenue
Calumet City, IL 60409

Legal description of the property located in the County of Cook, State of Illinois:

LOTS 12, 13, 14, AND 15 IN BLOCK 7 IN FORD HOMES, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

and more commonly known as 415 Saginaw Avenue, Calumet City, IL 60409.

Tax Parcel Number: 30-07-118-012-0000(Lot12), 30-07-118-033-0000(Lot13), and 30-07-118-034-0000(Lot 14 and 15)

PRIMARY BENEFICIARY

I designate the following beneficiary if the beneficiary survives me:

Marlene Ann Tyler

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ALTERNATE BENEFICIARY

(Optional)

If my primary beneficiary does not survive me, the transfer to that beneficiary shall:

- Become null and void.
- Be made to the then-living descendants of the deceased designated beneficiary, per stirpes.
- Be made to the following named successor beneficiary:

TRANSFER ON DEATH

At my death, I transfer my interest in the described property to the beneficiaries as designated above.

Before my death, I have the right to revoke this deed.

SIGNATURE OF OWNER MAKING THIS DEED

February 1, 2022.

HIGHER GROUND COMMUNITY CHURCH

The undersigned, as witnesses, sign our names to this instrument, and do hereby attest that on the date hereinabove set forth HIGHER GROUND COMMUNITY CHURCH, the owner, executed this transfer on death instrument (or directed another to sign for him) in our presence as his own free and voluntary act, and that to the best of our knowledge he is of sound mind and memory, and under no constraint or undue influence.

Printed Name: Blair M. Henderson

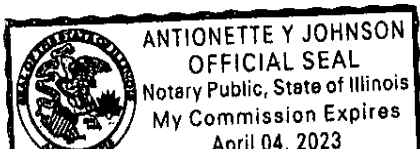
Printed Name: Antwan J. Jinter

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Subscribed, sworn to and acknowledged before me by HIGHER GROUND COMMUNITY CHURCH, the transferor, and subscribed and sworn to before me by Blair M. Henderson and Antwan J. Jinter, the witnesses, on this 1st day of February, 2022.

NOTARY PUBLIC

My commission expires: 4-4-23



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EXHIBIT A

LOTS 12, 13, 14, AND 15 IN BLOCK 7 IN FORD HOMES, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

and more commonly known as 415 Saginaw Avenue, Calumet City, DE 60409.

TAX PARCEL NUMBER: 30-07-118-012-0000(Lot12), 30-07-118-033-0000(Lot13), and 30-07-118-034-0000(Lot 14 and 15)

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SUMMARY OF FIDUCIARIES AND OTHER DESIGNATED PERSONS

TRUSTEES:

ANTHONY and MARLENE, as the initial co-Trustees

MIA ANTIONETTE TYLER and MADISON ANTONIA TYLER, as co-Trustees.

EXECUTORS OF ANTHONY'S WILL:

MARLENE

Then MIA ANTIONETTE TYLER and MADISON ANTONIA TYLER as co-Executors.

EXECUTORS OF MARLENE'S WILL:

ANTHONY

Then MIA ANTIONETTE TYLER and MADISON ANTONIA TYLER as co-Executors.

AGENTS UNDER ANTHONY'S GENERAL POWER OF ATTORNEY:

MARLENE

MIA ANTIONETTE TYLER

MADISON ANTONIA TYLER

AGENTS UNDER MARLENE'S GENERAL POWER OF ATTORNEY:

ANTHONY

MIA ANTIONETTE TYLER

MADISON ANTONIA TYLER

ANTHONY'S AGENTS FOR HIS HEALTH CARE DIRECTIVE:

MARLENE

MIA ANTIONETTE TYLER

MADISON ANTONIA TYLER

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MARLENE'S AGENTS FOR HER HEALTH CARE DIRECTIVE:

ANTHONY
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

ANTHONY'S FINAL DISPOSITION INSTRUCTIONS:

MARLENE
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

MARLENE'S FINAL DISPOSITION INSTRUCTIONS:

ANTHONY
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

ANTHONY'S HIPAA WAIVER:

MARLENE
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

MARLENE'S HIPAA WAIVER:

ANTHONY
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

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SUMMARY OF CLIENT INFORMATION

Anthony D. Tyler and Marlene Ann Tyler

415 Saginaw Avenue

Calumet City, Illinois 60409

County: Cook

Telephone: (708) 296-5047

Email: matyler94@gmail.com

FAMILY:

There are two children of this marriage:

MADISON ANTONIA TYLER - 12/18/00

MIA ANTIONETTE TYLER - 02/07/00

TRUST DETAILS:

Trust Name: THE TYLER LIVING TRUST

Trust Date: Feb. 03, 2022

"Type of Trust" for the survivor: Probate Avoidance.

Trustees:

ANTHONY and MARLENE are the initial co-Trustees

Successor Trustees:

MIA ANTIONETTE TYLER and MADISON ANTONIA TYLER as co-Trustees.

WILL DETAILS:

EXECUTORS OF ANTHONY'S WILL:

MARLENE

Then MIA ANTIONETTE TYLER and MADISON ANTONIA TYLER as co-Executors.

EXECUTORS OF MARLENE'S WILL:

ANTHONY

Then MIA ANTIONETTE TYLER and MADISON ANTONIA TYLER as co-Executors.

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OTHER FIDUCIARY DETAILS:

ANTHONY'S GENERAL POWER OF ATTORNEY:

Immediately Effective
Anthony's Agents:
MARLENE
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

MARLENE'S GENERAL POWER OF ATTORNEY:

Immediately Effective
Marlene's Agents:
ANTHONY
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

HEALTH CARE DIRECTIVE FOR ANTHONY:

Anthony's Agents:
MARLENE
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

HEALTH CARE DIRECTIVE FOR MARLENE:

Marlene's Agents:
ANTHONY
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

ANTHONY'S FINAL DISPOSITION INSTRUCTIONS:

Anthony wishes cremation.
Disposition of Anthony's ashes: Not known.
Anthony's burial arrangements: Not known.
Anthony's Agents:
MARLENE
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

MARLENE'S FINAL DISPOSITION INSTRUCTIONS:

Marlene wishes cremation.
Disposition of Marlene's ashes: Not known.
Marlene's burial arrangements: Not known.
Marlene's Agents:
ANTHONY
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

ANTHONY'S HIPAA WAIVER:

MARLENE
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

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MARLENE'S HIPAA WAIVER:

ANTHONY
MIA ANTIONETTE TYLER
MADISON ANTONIA TYLER

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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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INITIAL TRUST FUNDING

1. The real property located at 415 Saginaw Avenue, Calumet City, Illinois
2. All interest in HIGHER GROUND COMMUNITY CHURCH, a sole proprietorship
3. All personal property.

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