

# UNOFFICIAL COPY

Doc#: 2317228074 Fee: \$51.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/21/2023 10:20 AM Pg: 1 of 3

**PREPARED BY:**

Patrick D. Owens  
Robbins Di Monte, Ltd.  
216 W. Higgins Road  
Park Ridge, IL 60068

**MAIL TAX BILL TO:**

John David Foster and Anna Lisa Deryke Foster  
909 Vine Avenue  
Park Ridge, IL 60068

**MAIL RECORDED DEED TO:**

Patrick D. Owens  
Robbins Di Monte, Ltd.  
216 W. Higgins Road  
Park Ridge, IL 60068

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## TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

We, JOHN DAVID FOSTER and ANNA LISA DERYKE FOSTER (a.k.a ANNA-LISA FOSTER), husband and wife, of 909 Vine Avenue, Park Ridge, IL 60068, Cook County, Illinois, Owners, 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 duly recorded Warranty Deed dated July 21, 2015, and recorded as document number 1521041018, in the County of Cook, State of Illinois, whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as:

LOT 22 IN BLOCK 1 IN PARK RIDGE MANOR, BEING ARTHUR DUNAS' SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, LYING NORTH OF THE CENTER LINE OF TALCOTT ROAD EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**Property Index Number:** 09-35-417-003-0000  
**Property Address:** 909 Vine Avenue, Park Ridge, Illinois 60068

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate 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. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

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Upon the death of both JOHN DAVID FOSTER and ANNA LISA DERYKE FOSTER, then if JOHN DAVID FOSTER shall have survived ANNA LISA DERYKE FOSTER, we convey and transfer the Property to the then acting trustee of the JOHN DAVID FOSTER TRUST DATED JUNE 20, 2023, 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 JOHN DAVID FOSTER, or in the event ANNA LISA DERYKE FOSTER shall have survived JOHN DAVID FOSTER, we convey and transfer the Property to the then acting trustee of the ANNA LISA DERYKE FOSTER TRUST DATED JUNE 20, 2023, 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 ANNA LISA DERYKE FOSTER. In the event of a simultaneous death, ANNA LISA DERYKE FOSTER shall be deemed to have survived JOHN DAVID FOSTER.

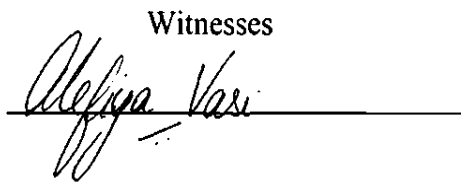
Signed this 20<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
JOHN DAVID FOSTER

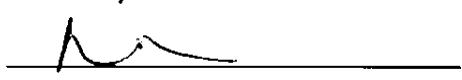
  
\_\_\_\_\_  
ANNA LISA DERYKE FOSTER

### 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 Owner(s) executed the transfer on death instrument as their own free and voluntary act. We certify that we believed the Owners to be of sound mind and memory at the time of signing.

Witnesses  
  
\_\_\_\_\_

Addresses  
residing at 11646 Brook Hill Drive  
Orland Park, IL 60467

  
\_\_\_\_\_

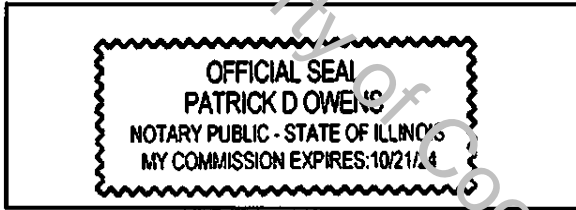
residing at 2264 Andra Ct.  
St. Lawrence, IL 60194


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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that JOHN DAVID FOSTER and ANNA LISA DERYKE FOSTER and the above named witnesses, each of whom was either 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20<sup>th</sup> day of June, 2023.



  
\_\_\_\_\_  
Notary Public

My commission expires on \_\_\_\_\_.

Exempt under provisions of Paragraph (e), Section 31-45, Real Estate Transfer Tax Law.

6/20/23                        
Date                              Representative