



\*1705447029D\*

Doc# 1705447029 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2017 09:32 AM PG: 1 OF 4



QUITCLAIM DEED IN TRUST

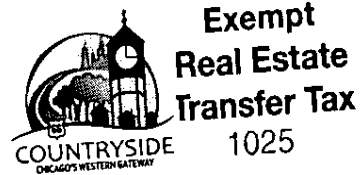
THIS INDENTURE WITNESSETH, that the Grantor(s), Gordana Matic, a widow, of the County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey(s) and Quitclaim(s) unto ATG TRUST COMPANY, an Illinois Corporation, One South Wacker Drive, 24<sup>th</sup> Floor, Chicago, Illinois 60606-4654, its successor or successors, as Trustee under a trust agreement dated the 31st day of January, 2017, known as Trust Number L017-019, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED FOR THE LEGAL DESCRIPTION

This transaction is exempt pursuant to paragraph (e) of the Real Estate Transfer Act.

Gordana Matic Date: 1-31-17

Commonly Known As: 10735 5th Avenue Cutoff, Unit 204, Countryside, Illinois 60525



Permanent Index Number: 18-29-202-038-1011

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force

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and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

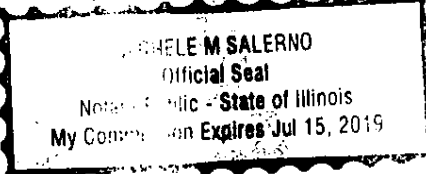
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust, or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of January, 2017.

Gordana Matic (Seal) \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

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 Gordana Matic, a widow, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this 31st day of January, 2017.

Michele M. Salerno  
 Notary Public

**Mail this recorded instrument to:**  
 Michael Maksimovich  
 Maksimovich & Associates, P.C.  
 8643 Ogden Avenue  
 Lyons, Illinois 60534

**Mail future tax bills to:**  
 ATG Trust Company, as Trustee under Trust Number  
 L017-019, Dated January 31, 2017  
 280 N. Westgate Road  
 Unit 419  
 Mount Prospect, Illinois 60056

**This instrument prepared by:**  
 Michael Maksimovich  
 Maksimovich & Associates, P.C.  
 8643 Ogden Avenue  
 Lyons, Illinois 60534



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## PARCEL 1:

UNIT NO. 204 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF LOT 2 IN MIDLANDS FARMS SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF 5TH AVENUE DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF LOT 2 AND THE WEST LINE OF THE EAST 175.0 FEET THEREOF, THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF LOT 2 A DISTANCE OF 68.0 FEET TO A POINT, THENCE NORTHWEST AT AN ANGLE OF 7 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE A DISTANCE OF 80.0 FEET TO A POINT, THENCE SOUTHWESTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 21.25 FEET FOR A POINT OF BEGINNING THENCE CONTINUING SOUTHWESTERLY ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 82.0 FEET, THENCE NORTHWESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 153.0 FEET, THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 82.0 FEET, THENCE SOUTHWASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE 153.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 44283, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22264463, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

## PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND AS SHOWN ON PLAT ATTACHED THERETO DATED FEBRUARY 20, 1973 AND RECORDED MARCH 13, 1973 AS DOCUMENT 22219106 MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1972 AND KNOWN AS TRUST NUMBER 44283 AND CREATED BY MORTGAGE FROM EDWARD W. LEWIS TO FAMILY FEDERAL SAVINGS DATED JULY 6, 1973 AND RECORDED JULY 11, 1973 AS DOCUMENT 22394898 AND CREATED BY DEED FROM LA SALLE NATIONAL BANK TRUST 44283 TO RUTH B. PEARSON DATED APRIL 14, 1973 AND RECORDED NOVEMBER 2, 1973 AS DOCUMENT NO. 2253281, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: January 31, 2017.

Signature: *Gordana Malice*  
Grantor or Agent



Subscribed and sworn to before me this 31st day of January, 2017.

Notary Public *Michele M Salerno*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: January 31, 2017.

Signature: *Gordana Malice*  
Grantee or Agent



Subscribed and sworn to before me this 31st day of January, 2017.

Notary Public *Michele M Salerno*

**Note:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.