

# UNOFFICIAL COPY

Doc#: 1800215056 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/02/2018 11:53 AM Pg: 1 of 4

## DEED In TRUST (ILLINOIS)

Dec ID 20171201674532  
ST/CO Stamp 1-015-137-312  
City Stamp 2-049-947-680

THE GRANTOR, VLADAN NOVAKOVIC, a single man, of the City of Chicago, 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, CONVEYS and WARRANTS unto VLADAN NOVAKOVIC, as Trustee under the provisions of the VLADAN NOVAKOVIC REVOCABLE TRUST DATED AUGUST 22, 2017 (hereinafter referred to as "said trustee," regardless of the number of trustees), of Chicago, Illinois, and unto all and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook and State of Illinois, to wit:

See Legal Description Rider attached hereto.

Permanent Real Estate Index Number(s): 13-25-211-017-0000

Address of Real Estate: 2540 W. Wellington Avenue, Chicago, Illinois 60618

TO HAVE and TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises 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 said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period of time or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it could be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, 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 said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 or their predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them

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shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the 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.

And the said grantor is hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set hand and seal this 22<sup>nd</sup> day of August 2017.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4(e) REAL ESTATE TRANSFER TAX ACT.

DATED: 8-22-17

[Signature]  
VLADAN NOVAKOVIC

[Signature] (SEAL)  
Vladan Novakovic

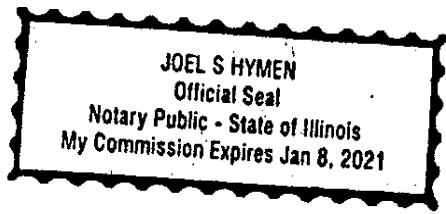
State of Illinois, County of Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY That VLADAN NOVAKOVIC, a single man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 office seal, this 22<sup>nd</sup> day of August 2017.

My Commission expires on \_\_\_\_\_, 20 .

[Signature]  
Notary Public



This instrument was prepared by JOEL S. HYMEN, 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089.

MAIL TO:  
Hymen & Blum  
1411 McHenry Rd, Ste 125  
Buffalo Grove IL 60089

SEND SUBSEQUENT TAX BILL TO:  
Vladan Novakovic, Trustee  
2640 W Wellington Ave  
Chicago IL 60618



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## Legal Description

**LOT 13 IN S.T. COOPER'S SUBDIVISION OF PART OF THE SOUTH 5 ACRES OF LOT 3 LYING EAST OF WASHTENAW AVENUE, NORTH OF WELLINGTON AVENUE AND WEST OF ELSTON AVENUE AND SOUTH OF A LINE DRAWN EAST AND WEST PARALLEL TO THE NORTH LINE OF WELLINGTON AVENUE, 156.64 FEET NORTH OF SAID LINE OF WELLINGTON AVENUE, IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

For informational purposes only, the land is known as:

2640 West Wellington Avenue  
Chicago, IL 60618

			COUNTY:	0.00
			ILLINOIS:	0.00
			TOTAL:	0.00
13-25-211-017-0000   20171201674532   1-015-137-312				

		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00 *
13-25-211-017-0000   20171201674532   2-049-947-680			
Total does not include any applicable penalty or interest due.			

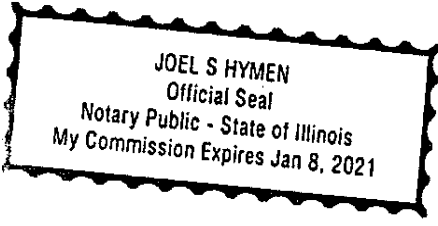
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 2nd day of August, 2017. Signature [Signature]  
Grantor or Agent

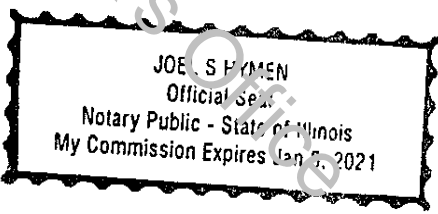
Subscribed and sworn to before me by and said Vladan Novakovic  
this 2nd day of August, 2017.  
Notary Public [Signature]



The grantee 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, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 2nd day of August, 2017. Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by and said Vladan Novakovic  
this 2nd day of August, 2017.  
Notary Public [Signature]



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

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4, of Illinois Real Estate Transfer Tax Act.