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Doc#: 2017420086 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/22/2020 11:04 AM Pg: 1 of 4

DEED In TRUST (ILLINOIS)

Dec ID 20200501685828
ST/CO Stamp 0-506-895-584
City Stamp 1-154-342-112

THE GRANTOR, LION GROWTH LLC, 3125 N. ELSTON SERIES, an Illinois Limited Liability Company, 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): 13-25-205-006-0000

Address of Real Estate: 3125 N. Elston 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 99 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 would 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

FIDELITY NATIONAL TITLE

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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 1 day of MAY 2020.

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

DATED: 5/1/2020

[Signature]
VLADAN NOVAKOVIC, MANAGER

Lion Growth LLC, 3125 N. Elston Series

By: [Signature] (SEAL)
Vladan Novakovic, Manager

State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY That VLADAN NOVAKOVIC, personally known to me to be the Manager of Lion Growth LLC, 3125 N. Elston Series, 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 the free and voluntary act of said Company, 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 1 day of MAY 2020.

[Signature]
Notary Public

My Commission expires on 01/17/2023, 20 .



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

MAIL TO:

SEND SUBSEQUENT TAX BILL TO:

Vladan Novakovic
2640 W. Wellington Ave.
Chicago, IL 60618 →

REAL ESTATE TRANSFER TAX		21-May-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		21-May-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-25-205-006-0000 | 20200501685828 | 1-154-342-112

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* Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

LOT 6 IN THE RESUBDIVISION OF LOTS 49 TO 61 INCLUSIVE IN NISSON'S SUBDIVISION OF PART OF LOT 1 IN RICHOW AND BAURMEISTER'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-25-205-006-0000

Property Address: 3125 N. Elston Ave., Chicago, IL 60618


Property of Cook County Clerk's Office

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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 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 May 1st, 2020

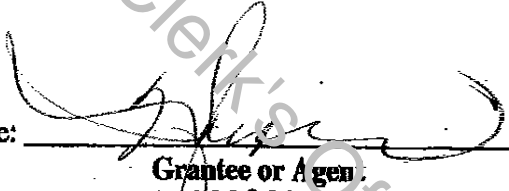
Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Viadan Novakovic
This 1, day of May, 2020
Notary Public Danielle Digrazia

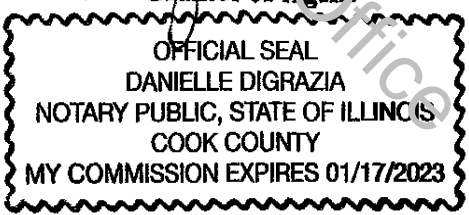


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date May 1st, 2020

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Zyacore Snyder
This 1, day of May, 2020
Notary Public Danielle Digrazia



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.

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