

UNOFFICIAL COPY

Doc#: 2024421141 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/31/2020 02:57 PM Pg: 1 of 3

QUIT CLAIM DEED

THE GRANTORS, Zivojin S. Pavlovic and Tatjana K. Pavlovic, not individually but as co-trustees of the Zivojin S. Pavlovic Living Trust dated June 29, 2005, of 41 East 8th Street, Apt. 3502, of Chicago, County of Cook, State of Illinois for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Zivojin S. Pavlovic and Tatjana Pavlovic, not individually, but as Co-Trustees of the Pavlovic Joint Trust dated May 8, 2020, of 41 East 8th Street, Apt. 3502, of Chicago, of the County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Dec ID 20200701630366

City Stamp 0-353-969-888

PARCEL 1: UNIT NO. 1104 IN THE MICHIGAN AVENUE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98774537 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF 45% A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98774537.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT SET FORTH IN THE DECLARATION RECORDED AUGUST 31, 1998 AS DOCUMENT NUMBER 98774537.

Permanent Real Estate Index Number: 17-15-307-036-1161
Address of Real Estate: 910 South Michigan Avenue, Unit 1104, Chicago, IL 60605

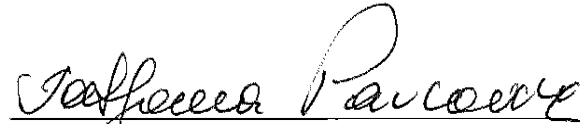
This deed is made to said trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust. In no case shall any party dealing with said trustees or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by any said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustees were duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

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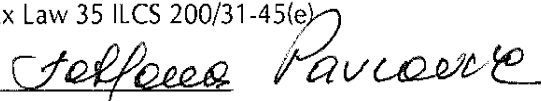
TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

Dated this 8 day of May, 2020.


Zivojin S. Pavlovic, co-trustee

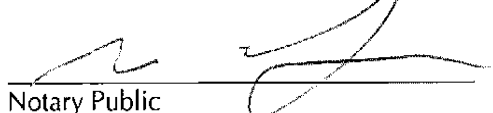

Tatjana K. Pavlovic, co-trustee

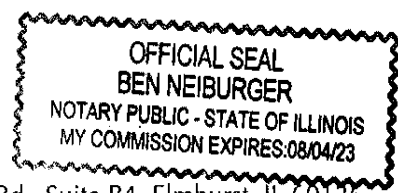
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Exempt under provision of Section 31-45(e) of the
Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)
Date: May 8, 2020
Representative 

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Zivojin S. Pavlovic and Tatjana K. Pavlovic, 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 official seal, this 8 day of May, 2020.


Notary Public



This instrument was prepared by Generation Law, Ltd., 747 N. Church Rd., Suite B4, Elmhurst, IL 60126.

MAIL TO: Generation Law, Ltd. 747 N. Church Rd., Suite B4 Elmhurst, IL 60126	SEND SUBSEQUENT TAX BILLS TO: Zivojin S. Pavlovic and Tatjana Pavlovic 41 East 8th Street, Apt. 3502 Chicago, IL 60605
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REAL ESTATE TRANSFER TAX	15-Jul-2020
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-15-307-036-1161 | 20200701630366 | 0-353-969-888

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

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm and verify that, to the best of their knowledge, the name of the grantees 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.

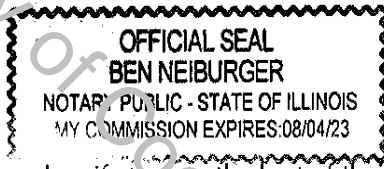
Dated: May 8, 2020

Signature Zivojin S. Pavlovic
Zivojin S. Pavlovic, co-trustee

SUBSCRIBED AND SWORN to before me by the said grantee/agent the date above written.

Signature Tatjana K. Pavlovic
Tatjana K. Pavlovic, co-trustee

Notary Public



The grantees or their agents affirm and verify that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

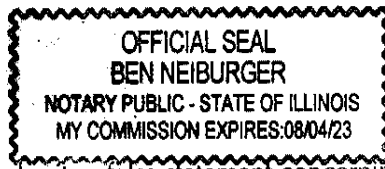
Dated: May 8, 2020

Signature Zivojin S. Pavlovic
Zivojin S. Pavlovic, co-trustee

SUBSCRIBED AND SWORN to before me by the said grantee/agent the date above written.

Signature Tatjana K. Pavlovic
Tatjana Pavlovic, co-trustee

Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)