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Doc# 2212513008 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2022 10:40 AM PG: 1 OF 4

DEED IN TRUST

THE GRANTORS, DRAGAN IVANCEVIC and MARIJA IVANCEVIC, husband and wife, of 1630 Victoria Avenue, Berkeley, IL 60163, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to DRAGAN IVANCEVIC and MARIJA IVANCEVIC, as co-trustees of the IVANCEVIC FAMILY TRUST dated May 1, 2021, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

LOT 2 IN THE FOSCO CORPORATION'S BERKELEY RESIDENTIAL DEVELOPMENT, BEING A SUBDIVISION OF THAT PART OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 338.6 FEET THEREOF WEST OF THE EAST 70 RODS THEREOF, NORTH OF THE NORTH LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD, INCLUDING FEPPSINGER AVENUE AND MAPLE AVENUE (EXCEPT THEREFROM THAT PORTION CONVEYED TO DEPT. OF PUBLIC WORKS AND BUILDINGS BY DEED RECORDED ON DOCUMENT 158-4354, ALSO EXCEPT THAT PORTION FALLING IN NORTHERN ILLINOIS TOLL HIGHWAY IN THE VILLAGE OF BERKELEY, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 15-07-302-036-0000

Address(es) of Real Estate: 1630 Victoria Avenue, Berkeley, IL 60163

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such

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interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 19 day of May, 20 21.

Dragan Ivancevic
Dragan Ivancevic

Marija Ivancevic
Marija Ivancevic



REAL ESTATE TRANSFER TAX

04-May-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-07-302-036-0000

| 20220401673945 | 1-479-096-208

Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF Du Page ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DRAGAN IVANCEVIC and MARIJA IVANCEVIC, personally known to me to be the same person 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of May, 2021

Commission expires _____, 20____



John L. Zavislak (Notary Public)

The foregoing transfer of title conveyance is hereby accepted by DRAGAN IVANCEVIC and MARIJA IVANCEVIC, of Illinois, as co-trustees under the provisions of the IVANCEVIC FAMILY TRUST dated May 1, 2021.

D. Ivancevic
Dragan Ivancevic, Co-Trustee

Marija Ivancevic
Marija Ivancevic, Co-Trustee

Prepared by:
JOHN L. ZAVISLAK
1 SOUTH 280 SUMMIT, C-2
OAKBROOK TERRACE, IL 60181-3948

Mail To:
JOHN L. ZAVISLAK
1 SOUTH 280 SUMMIT, C-2
OAKBROOK TERRACE, IL 60181-3948

Name and Address of Taxpayer:
DRAGAN and MARIJA IVANCEVIC
1630 VICTORIA AVENUE
BERKELEY, IL 60163

EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW
DATE: 5. 19. 21

John L. Zavislak
Signature of Buyer, Seller, or Representative
EXEMPT UNDER PROVISIONS OF PARAGRAPH

3-102(b)(i)(vii) OF THE ILLINOIS NOTARY PUBLIC ACT

DATE: _____

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STATEMENT BY GRANTOR AND GRANTEE

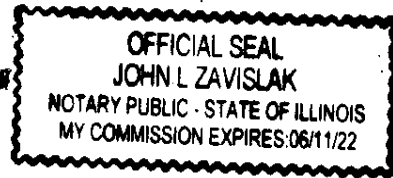
The grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 19 20 21

Signature: Erica Hoelper
Grantor or Agent

SUBSCRIBED and SWORN to
before me this 19 day
of May, 20 21

John L. Zavislak
Notary Public



The grantee or her/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.

Dated: May 19 2021

Signature: Erica Hoelper
Grantee or Agent

SUBSCRIBED and SWORN to
before me this 19 day
of May, 2021

John L. Zavislak
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.