

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

Doc#: 2225555059 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2022 11:31 AM Pg: 1 of 3

THIS INDENTURE, made this 21ST day of AUGUST 2022, between Mihailo Panovich, as Trustee under the provisions of a deed in trust, duly recorded and delivered in pursuance of the Radovan Panovich Declaration of Trust dated January 12, 2002 and the Genevieve Panovich Declaration of Trust dated January 12, 2002, grantor, and Mihailo Panovich and Maureen Panovich, as Joint Tenants with right of survivorship, and not as tenants in common, grantees.

Dec ID 20220801623654

City Stamp 0-568-441-424

WITNESSETH, that grantor, in consideration of the sum of TEN (10) Dollars, receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the grantees, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 41 IN BLOCK 6 IN FIELD'S BOULEVARD ADDITION OF IRVING PARK SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF THE SOUTH WEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-13-310-008-0000

Address of real estate: 4241 N. Albany, Chicago IL 60618

Together with the tenements and appurtenances thereunto belonging:

Hereby releasing and waiving as Trustee, and not as individual grantee, all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois;

This conveyance is made upon the express understanding that neither Mihailo Panovich, individually or as Trustee, nor his successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything he or his agents or attorneys may have done or omitted to do in or about the said real estate or under the provisions of said trust or any amendment thereto, or for injury to person or property happening in or about said real estate;

TO HAVE AND TO HOLD the same unto said grantee, and to proper use, benefit and behoof forever of said grantees. This deed is executed by the grantor, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, the grantor, as Trustee as aforesaid, hereunto set his hand and seal the day and year first above written.

REAL ESTATE TRANSFER TAX

08-Sep-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-13-310-008-0000 | 20220801623654 | 0-568-441-424

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

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Mihailo Panovich (SEAL)
Mihailo Panovich, as Trustee as aforesaid

State of CALIFORNIA)
) SS
County of CONTRA COSTA)

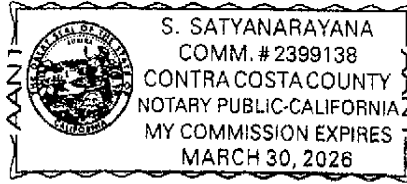
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mihailo Panovich, personally known to me to be the same person whose name is subscribed to the foregoing instrument as trustee, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal,

this 21st day of AUGUST 2022

Satya
NOTARY PUBLIC



My commission expires: MARCH 30, 2026

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45(E), PARAGRAPH B
REAL ESTATE TRANSFER ACT, AND COOK COUNTY ORDINANCE 74-106(5).
Mihailo Panovich Date: AUGUST 21st, 2022
Signature of Buyer, Seller or Representative

This instrument was prepared by Craig C. Truitt, 1642 E. 56th St. Ste. 100, Chicago, IL

MAIL TO:

Craig C. Truitt, Esq
1642 E. 56th St., Ste 100
Chicago, IL 60637

SEND SUBSEQUENT TAX BILLS TO:

Mihailo & Maureen Panovich
62 Lomitas Rd.
Danville, CA 94526

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STATEMENT BY GRANTOR AND GRANTEE

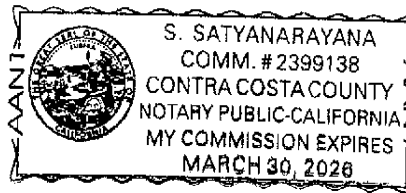
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Dated August 21st, 2022

Signature Mikhailo Panovich
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID MIKHAILO PANOVICH THIS 21st DAY OF AUGUST 2022.



NOTARY PUBLIC Satya

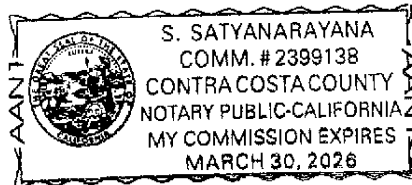
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Dated August 21st, 2022

Signature Mikhailo Panovich
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID MIKHAILO PANOVICH THIS 21st DAY OF AUGUST 2022.



NOTARY PUBLIC Satya

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.]