

# UNOFFICIAL COPY

Doc#: 2301046045 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/10/2023 11:18 AM Pg: 1 of 4

## TRUSTEE'S DEED

### After Recording Mail To:

Stefani Markovic  
1464 Tyrell Ave  
Park Ridge, Illinois 60068

Dec ID 20221101699840  
ST/CO Stamp 1-818-616-656

### Mail Future Tax Bills To:

Stefani Markovic  
1464 Tyrell Ave  
Park Ridge, Illinois 60068

## TRUSTEE'S DEED

This Indenture, made this 1st day of January, 2023, between Stefani Markovic, Successor Trustee of the Ratomir Markovic Revocable Trust dated October 28, 2021, qualified to do trust business under and by virtue of the laws of the State of Illinois and pursuant to the terms of the Ratomir Markovic Revocable Trust dated October 28, 2021, party of the first part, and Stefani Markovic, Trustee of the Marital Trust Created Under The Ratomir Markovic Revocable Trust dated October 28, 2021, qualified to do trust business under and by virtue of the laws of the State of Illinois, and pursuant to the terms of said Marital Trust Created Under the Ratomir Markovic Revocable Trust dated October 28, 2021, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Tax Numbers: 12-12-417-020-0000

Property Address: 7519 W. Argyle St, Harwood Heights, Illinois 60706

together with the tenements and appurtenances thereunto belonging. To Have and To Hold the same unto said party of the second part, and to the proper use and benefit of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased interest at the date of the delivery hereof.



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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by Stefani Markovic, Successor Trustee of the Ratomir Markovic Revocable Trust dated October 28, 2021.

Dated this 1st day of January, 2023.

Stefani Markovic  
Ratomir Markovic Revocable Trust dated October 28, 2021  
by its Successor Trustee, Stefani Markovic

State of Illinois )  
                          ) SS  
County of Cook )

I, the undersigned Notary Public in and for Cook County, State of Illinois, CERTIFY THAT, on 1st day of January 2023, STEFANI MARKOVIC, in her capacity as Successor Trustee of the Ratomir Markovic Revocable Trust dated October 28, 2021, appeared before me, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within foregoing instrument and acknowledged to me that she executed, sealed and delivered the foregoing instrument as her free and voluntary act.

Given under my hand this 1<sup>st</sup> day of January 2023

My Commission expires on 9/26/26

Milena Katanic  
Notary Public

Impress Seal Here



Exempt under 35 ILCS 200/31-45 paragraph Section 4, Real Estate Transfer Act

Date: 1/1/2023

Stefani Markovic  
Signature of Buyer, Seller or Representative

**Prepared by:**  
Stefani Markovic  
Markovic Law, LLC  
7062 W. Higgins Ave.  
Chicago, Illinois 60656  
Tel. 847-312-3071  
[markoviclegal@gmail.com](mailto:markoviclegal@gmail.com)

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 6 IN BLOCK 5 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST HALF OF THE SOUTH EAST QUARTER AND PART OF THE WEST HALF OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED APRIL 28, 1925 AS DOCUMENT 8886257 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 (**ABI**) 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 another 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: 01 | 01 | 2023

SIGNATURE: *Stepan Markovic*  
GRANTOR or AGENT

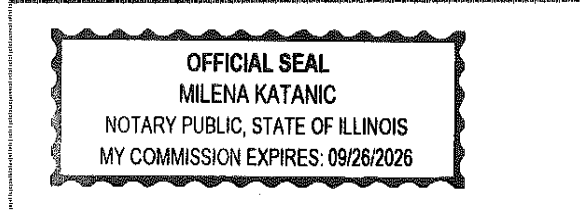
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Milena Katanic

By the said (Name of Grantor): Stepan Markovic, Successor Trustee AFFIX NOTARY STAMP BELOW

On this date of: 01 | 01 | 2023

NOTARY SIGNATURE: Milena Katanic



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 01 | 01 | 2023

SIGNATURE: *Stepan Markovic*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Milena Katanic

By the said (Name of Grantee): Stepan Markovic, Trustee AFFIX NOTARY STAMP BELOW

On this date of: 01 | 01 | 2023

NOTARY SIGNATURE: Milena Katanic



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)