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2303215009



ATG

ATTORNEYS' TITLE GUARANTY FUND, INC.

Doc# 2303215009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2023 11:35 AM PG: 1 OF 3

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s) Ann Tomljenovic, a widow, and Nicolle Tomljenovic, an unmarried person, of the County of Cook and State of Illinois, for and in consideration of \$10.00 dollars, and other good and valuable considerations in hand paid. Convey(s) and Quitclaim(s) unto Nicolle Tomljenovic, as Trustee under a trust agreement dated the 23rd day of January, 2023, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 26 AND THE NORTH 1/5 OF LOT 25 IN BLOCK 5 IN KLIMA'S SUBDIVISION OF LOTS 1 AND 2 OF THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE EAST 41 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH D OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION. DATE 1/20/23 TELLER KE

Permanent Tax Number: 16-30-209-014-0000, Vol. 5

Commonly known as: 2335 Euclid Avenue

Berwyn

Illinois

Street Address

City

State

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said Trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms; to convey either with or without consideration; to convey the real estate 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 the Trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

ILLINOIS STATE TRANSFER TAX

01-Feb-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the 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 herein and by 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the 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, her, or their predecessor in trust.

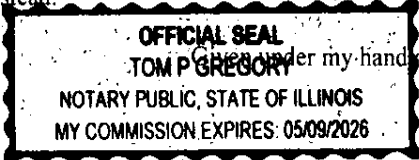
The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 23rd day of January, 2023

X Ann Tomljenovic (Seal) X N Tomljenovic (Seal)
 _____ (Seal) _____ (Seal)

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 Ann Tomljenovic and Nicolle Tomljenovic, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



_____ under my hand and Notarial Seal this 23rd day of January, 2023

Tom P Gregory
 Notary Public

TRUSTEE ACCEPTANCE

The Grantee, Nicolle Tomljenovic
 as Trustee under the provisions of a trust dated the 23rd day of January, 2023, known as Trust
Number, hereby acknowledges and accepts this conveyance into the said trust.

X N Tomljenovic
 As Trustee as Aforesaid

Mail this recorded instrument to:
 GREGORY LAW OFFICES, LTD.
 1410 Higgins Road, Suite 204
 Park Ridge, IL 60068

Mail future tax bills to:
 Nicolle Tomljenovic
 2335 Euclid Avenue
 Berwyn, IL 60402

This instrument prepared by:
 GREGORY LAW OFFICES, LTD.
 1410 Higgins Road, Suite 204
 Park Ridge, IL 60068

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45,
 PROPERTY TAX CODE (35 ILCS 200/31-45)
 January 23, 2023.

DATE

N Tomljenovic
 BUYER, SELLER, OR REPRESENTATIVE

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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 | 23 | 20 23

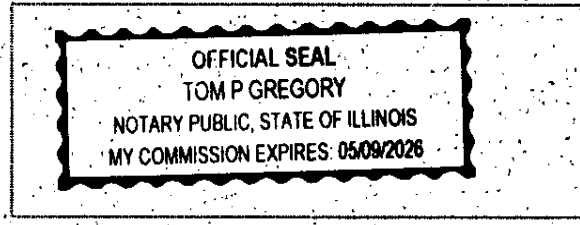
SIGNATURE: *Ann Tomljenovic*
GRANTOR or AGENT

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: Tom P. Gregory

By the said (Name of Grantor): Ann Tomljenovic and Nicolle Tomljenovic AFFIX NOTARY STAMP BELOW

On this date of: 01 | 23 | 20 23

NOTARY SIGNATURE: *Tom P. Gregory*



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 | 23 | 20 23

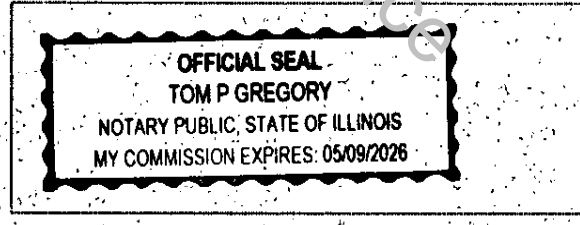
SIGNATURE: *Nicolle Tomljenovic*
GRANTEE or AGENT

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: Tom P. Gregory

By the said (Name of Grantee): Nicolle Tomljenovic, Trustee AFFIX NOTARY STAMP BELOW

On this date of: 01 | 23 | 20 23

NOTARY SIGNATURE: *Tom P. Gregory*



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)**)