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WARRANTY DEED IN TRUST

****THIS DEED PREPARED
AT CLIENT'S DIRECTION
WITHOUT EXAMINATION
OF TITLE****

Doc#: 2306246124 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2023 11:58 AM Pg: 1 of 3
Dec ID 20230201662469

Prepared by and Return to:
Timothy J. Letizia
Letizia & Letizia, Ltd.
2 TransAm Plaza Dr. Ste. 250
Oakbrook Terrace, IL 60181

Send tax bills to Grantee:
Dejan Simikic
11626 Long Run Drive
Orland Park IL 60467

The above space is for recorder's use only

THE GRANTOR, Dejan Simikic, a single person, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants unto **Dejan Simikic, as Trustee under the Dejan Simikic Revocable Trust dated February 24, 2023**, (hereinafter referred to as "said trustee", regardless of the number of trustees) 11626 Long Run Drive, Orland Park, Illinois 60467 and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit 9048-1B and Unit 10 in the Evergreens of Orland Condominium, as delineated on a survey of all or part of the following described parcel of real estate: that part of Lot 161 in Clear View Estates Unit 2, a subdivision of part of the Southeast Quarter of Section 3, Township 36 North, Range 12, East of the Third Principal Meridian, lying West of a line drawn from a point on the South line thereof 857.74 feet East of the Southwest corner thereof to a point on the North line thereof 857.90 feet East of the Northwest corner thereof, said line being the West line of Concord Condominium IX recorded September 29, 1981 as Document No. 26013652, in Cook County, Illinois; which survey is attached as an exhibit to the Declaration of Condominium recorded as Document 95-892800, together with its undivided percentage interest in the common elements.

Permanent Real Estate Index Number: 27-03-400-054-1086 and 27-03-400-054-1106
Address of Real Estate: 9048 W. 140th Street, Unit 1B and Garage Unit 10, Orland Park, Illinois 60462

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


Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises 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 said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements to charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful or any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no such case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 by this Indenture and by said 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 this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 or their predecessor in trust.

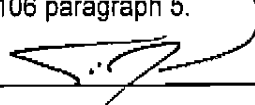
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder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

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 24th day of February, 2023.



Dejan Simikic

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 subparagraph (e) and Cook County Ord. 74-106 paragraph 5.



Agent

Dated: February 24, 2023

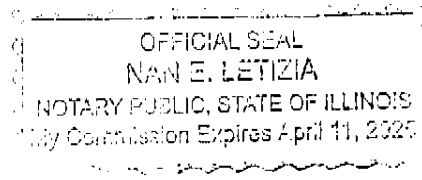
State of Illinois)
County of DuPage) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Dejan Simikic**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of February, 2023.



Notary Public



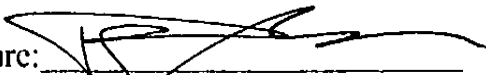
Notary is an employee of the law firm of Letizia & Letizia, Ltd.

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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.

Dated: February 24, 2023

Signature: 
Grantor


Subscribed and sworn to before me by the said Grantor this 24th day of February, 2023.


Notary Public

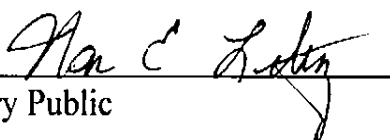
OFFICIAL SEAL
NAME: LETIZIA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires April 11, 2025

The grantee or 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 and hold title to real estate under the laws of the State of Illinois.

Dated: February 24, 2023

Signature: 
Grantee

Subscribed and sworn to before me by the said Grantee this 24th day of February, 2023.


Notary Public

OFFICIAL SEAL
NAME: LETIZIA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires April 11, 2025

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.)