

UNOFFICIAL COPY

Doc#: 2307533000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2023 09:06 AM Pg: 1 of 6

Prepared by:

Name: Sadic & Sriratana LLC
Address: 33 N. Dearborn St., Ste 1000
Chicago, Illinois 60602

Dec ID 20230301669079
ST/CO Stamp 1-901-646-032

After recording return to:

Name: Sadic & Sriratana LLC
Address: 1245 Waukegan Rd.
Glenview, IL 60025

Space Above This Line for Recorder's Use

ILLINOIS DEED IN TRUST

STATE OF Illinois)

COUNTY of Cook)

In consideration of the sum of ten dollars (\$10.00) in hand paid, KENAN ZVIZDICH, of Lincolnwood, Illinois, and ZERINA ZVIZDICH, of Park Ridge, Illinois ("Grantor(s)"), convey and warrant to KENAN ZVIZDICH and NERMINA CAUSEVIC ZVIZDICH, as trustees under the provisions of a declaration of trust, and known as the KENAN ZVIZDICH & NERMINA CAUSEVIC ZVIZDICH JOINT TENANCY TRUST, DATED DECEMBER 16, 2022, ("Grantee(s)"), and to all and every successor or successors in trust under the trust agreement, the following described real estate, situated in Cook County, Illinois to-wit:

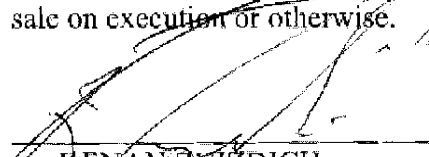
SEE ATTACHED EXHIBIT A

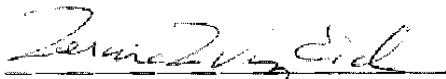
Property commonly known as: 6647 N. Kenton Ave., Lincolnwood, Illinois 60712

Tax Parcel Number(s): 10-34-311-041-0000 & 10-34-311-066-0000


To have and to hold, the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

The Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.


KENAN ZVIZDICH


ZERINA ZVIZDICH

Exempt under provisions of paragraph E
section 4 of the real estate transfer act

 12/21/2022

REAL ESTATE TRANSFER TAX

14-Mar-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

10-34-311-041-0000

20230301669079

1-901-646-032

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Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money rent, or money borrowed or advanced on the premises, 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 by this deed 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 in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (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 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 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 the real estate, and such interest is 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 earnings, avails, and proceeds thereof. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

The term "trustee" shall mean the trustee or trustees from time to time qualified and acting.

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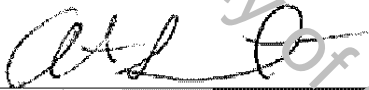
STATE OF Illinois

SS

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that KENAN ZVIZDICH and ZERINA ZVIZDICH personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered in the 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 21st day of December, 2022



Notary Public



Commission expires Feb 10, 2024

Prepared by:

Artapong Sriratana, Esq.
Sadic & Sriratana LLC
33 N. Dearborn St., Suite 1000
Chicago, IL 60602

Mail , **tax bills to:**

KENAN ZVIZDICH & NERMINA CAUSEVIC ZVIZDICH JOINT TENANCY TRUST,
DATED DECEMBER 16, 2022
6647 N. Kenton Ave.
Lincolnwood, Illinois 60712

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EXHIBIT A Legal Description

LOT 4 (EXCEPT THE NORTH 25 FEET THEREOF) AND ALL OF THE LOT 5 IN BLOCK 16 IN LINCOLNWOOD TERRACE RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 1950 AS DOCUMENT 14762209 IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 10-34-311-041-0000 & 10-34-311-066-0000

Address(es) of Real Estate: 6647 N. Kenton Ave., Lincolnwood, Illinois 60712

Property of Cook County Clerk's Office

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Kenan Zvizdich

Mailing Address: 6647 Kenton
Lincolnwood IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 6647 Kenton
Lincolnwood, IL 60712

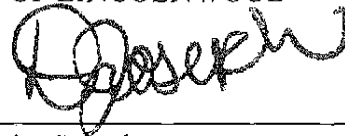
Property Index Number (PIN): 10-34-311-041-0000 & 10-34-311-036-0000

Water Account Number: 106836-000

Date of Issuance: 03/07/2023

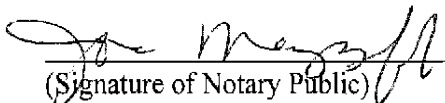
State of Illinois)
County of Cook)

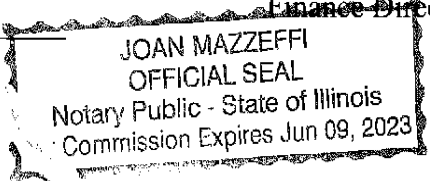
VILLAGE OF LINCOLNWOOD



This instrument was acknowledged before me
on 03/07/2023, by Joan Mazzeffi

By: _____
Denise Joseph
Finance Director


(Signature of Notary Public)
(SEAL)



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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: 12 | 21 | 2022

SIGNATURE: _____
GRANTOR or AGENT (see below)

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

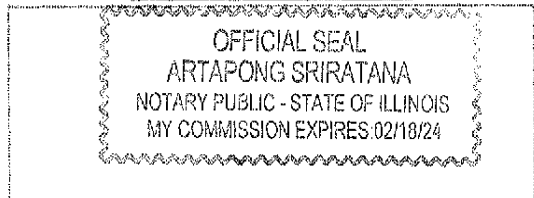
Subscribed and sworn to before me, Name of Notary Public: Artapong Sriratana

By the said (Name of Grantor): Kenan Zvizdich

On this date of: 12 | 21 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 12 | 21 | 2022

SIGNATURE: _____
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: Artapong Sriratana

By the said (Name of Grantee): Kenan Zvizdich

On this date of: 12 | 21 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)