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Doc# 2404540000 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2024 08:58 AM Pg: 1 of 3

Dec ID 20240101624175
ST/CO Stamp 1-192-002-096

Quit Claim Deed

ILLINOIS STATUTORY DEED IN TRUST

MAIL TO:

Nadica Savic
5441 S. Ashland Ave.,
Countryside, IL 60525

NAME & ADDRESS OF TAXPAYER:

Nadica Savic
5441 S. Ashland Ave.,
Countryside, IL 60525

THE GRANTORS Nadica Savic, a widowed woman,

of 5441 S. Ashland Ave., Countryside, Cook County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, **CONVEYS AND QUIT CLAIMS TO**

THE SAVIC FAMILY REVOCABLE LIVING TRUST DATED February 2, 2024

of 5441 S. Ashland Ave., Countryside, Cook County of the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the state of IL.

LOT 19 IN BLOCK 12 IN H.O. STONE AND COMPANY'S 5TH AVENUE MANOR, A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ (EXCEPT THE NORTH 25 ACRES THEREOF) OF SECTION 9, TOWNSHIP 28TH NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 18-09-328-016-0000

Property Address: 5441 S. Ashland Ave., Countryside, IL 60525

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such

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interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 2 day of February, 2024

Nadica Z. Savic (Seal)
Nadica Savic, Grantor



STATE OF IL
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Nadica Savic appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a 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 notarial seal this 2 day of February, 2024

Theresa Smith

Notary Public
My commission expires on 10-13-2025



NAME AND ADDRESS OF PREPARER:
Popovic Law PC
17730 Oak Park Ave
Suite B
Tinley Park, IL 60477

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E SECTION 31-45,
PROPERTY TAX CODE.

DATE: February 2, 2024
Nadica Z. Savic
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

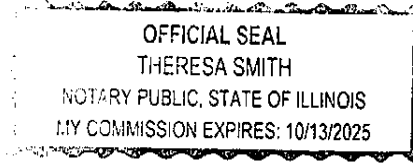
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STATEMENT BY GRANTOR AND GRANTEE

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 2-2-2024 Signature: Melissa Z. Janic
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
dated 2-2-2024

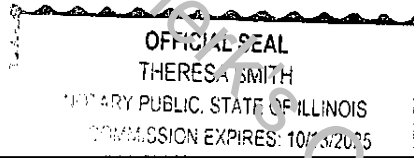


Notary Public Theresa Smith

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 title to real estate under the laws of the State of Illinois.

Dated 2-2-2024 Signature: Melissa Z. Janic Trustee
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
dated 2-2-2024



Notary Public Theresa Smith

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.