

UNOFFICIAL COPY

Doc#: 2407420139 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/14/2024 10:14 AM Pg: 1 of 3

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the GRANTOR, **Jovanka Milovanovic** of Arlington Heights, Cook County, Illinois, for and in consideration of Ten dollars and other valuable consideration conveys and quitclaims to **Jovanka Milovanovic** as Trustee of the **JMilovanovic RL Trust** originally dated 2/23/24, of 414 E. Ivy Lane, Arlington Heights, Illinois, all of the following described real estate, to-wit:

Dec ID 20240201643882

For recorder's use only

Lot 13 in Ivy Hill Subdivision, Unit No. 5-A, a Resubdivision of the North 16 Acres (except the North 195.00 Feet thereof) of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: **03 - 17 - 309 - 013 - 0000**

Address: **414 E. Ivy Lane, Arlington Heights, IL 60004**

situated in the County of Cook, in the State of Illinois; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

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. This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real

UNOFFICIAL COPY

estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

[Signature]
Representative

2/23/24
Date

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 23 day of FEBRUARY, 2024.

[Signature] [seal]
Jovanka Milovanovic

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Dana Zivkovich, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that Jovanka Milovanovic, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 23 day of FEBRUARY, 2024



[Signature]
Notary Public

UNOFFICIAL COPY

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: 2/23, 2024

SIGNATURE: *Jovanka Milovanovic*
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:

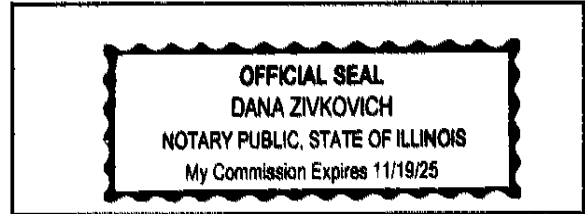
Dana Zivkovich

By the said (Name of Grantor): JOVANKA MILOVANOVIC

AFFIX NOTARY STAMP BELOW

On this date of: 2/23, 2024

NOTARY SIGNATURE: *Dana Zivkovich*



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: 2/23, 2024

SIGNATURE: *Jovanka Milovanovic*
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:

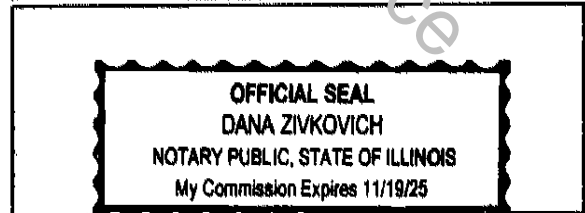
Dana Zivkovich

By the said (Name of Grantee): JOVANKA MILOVANOVIC

AFFIX NOTARY STAMP BELOW

On this date of: 2/23, 2024

NOTARY SIGNATURE: *Dana Zivkovich*



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)**)