

UNOFFICIAL COPY

Doc#: 2407520088 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/15/2024 10:13 AM Pg: 1 of 4

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the GRANTORS, **Nino Tolj**, an unmarried man of Chicago, Cook County, Illinois, and **Vera Tolj**, an unmarried woman of Skokie, Cook County, Illinois, each in his or her own right individually, for and in consideration of Ten dollars and other valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to **Vera Tolj**, as Trustee of the **VTolj RL Trust**, of 4949 Golf Rd., Unit 206, Skokie, Illinois, and all and every successor Trustee or Trustees, all interest in the following described Real Estate, to-wit:

Dec ID 20240301646719

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Index Number: **10 - 16 - 204 - 018 - 1016**

Address: **4949 Golf Rd., Unit 206, Skokie, IL 60076**
60077

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; 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.

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 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

For recd

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	10-16-204-018-1016
ADDRESS:	4949 Golf Rd #206
21455	3/4/24 \$ 25.00
	MS

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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] 2/23/24
Representative Date

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this 6 day of FEBRUARY 2024.

[Signature] [seal] [Signature] [seal]
Nino Tolj Vera Tolj

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 **Nino Tolj** and **Vera Tolj**, 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 6 day of FEBRUARY, 2024



[Signature]
Notary Public

This instrument prepared by: Dana Zivkovich, Esq. 8130 N. Milwaukee Ave., Niles, IL 60714

Mail future taxes to: VTolj RL Trust, 4949 Golf Rd., Unit 206, Skokie, IL 60076

Return to: Dana Zivkovich, Esq. 8130 N. Milwaukee Ave., Niles, IL 60714

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EXHIBIT A

Legal Description

4949 Golf Rd., Unit 206, Skokie, IL 60077

PARCEL 1: UNIT 206 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BARCELONA APARTMENT HOMES-BUILDING NO. 2 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NO. LR2613087, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS FILED AS DOCUMENT NO. LR2530976 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. 32, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN 10-16-204-018-1016

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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: 2 | 6 | 20 23

SIGNATURE: _____
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:

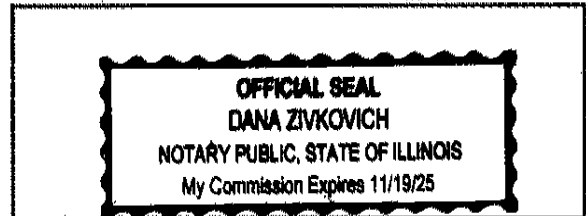
Dana Zivkovich

By the said (Name of Grantor): VERA TOLJ

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 6 | 20 23

NOTARY SIGNATURE: _____



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 | 6 | 20 23

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:

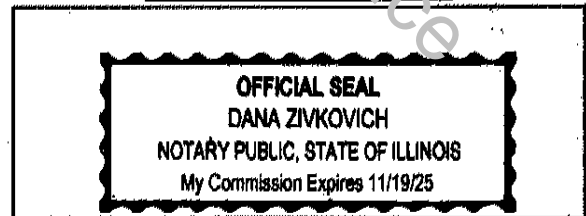
Dana Zivkovich

By the said (Name of Grantee): VERA TOLJ

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 6 | 20 23

NOTARY SIGNATURE: _____



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)