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Doc#: 2419120407 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/9/2024 3:17 PM Pg: 1 of 3

Doc ID 20240701648754

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the GRANTORS, **Lazar Vukic and Milka Vukic**, each in his or her own right and as husband and wife, for and in consideration of Ten dollars and other valuable consideration in hand paid, conveys and quitclaims to **Lazar Vukic and Milka Vukic**, as Co-Trustees of the **LM Vukic Joint RL Trust**, of 1910 Quaker Hollow Ln, Streamwood, IL 60107, the following described real estate, to-wit:

Unit 1-4-12-D-1910 in Wildberry Condominium, Streamwood, Illinois, as delineated on a survey of the following described real estate: Part of Wildberry Unit 1, being a subdivision of the Southwest quarter of Section 18, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium ownership recorded in the office of the Recorder of Deeds of Cook County, Illinois on June 5, 1986 as Document Number 86-226144 together with a percentage of the common elements appurtenant to said units as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with the amended Declarations as same are filed of record, in Cook County, Illinois.

Permanent Index Number: **07 - 18 - 300 - 018 - 1076**

Address: **1910 Quaker Hollow Lane, Streamwood, IL 60107**

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. 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 Trustees 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

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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.

The beneficial interest of said trust is held by Lazar Vukic and Milka Vukic, husband and wife, as tenants by the entirety. 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.

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

[Signature] Representative 6/12/24 Date

In Witness Whereof, the Grantors have hereunto set their hands and seals on **JUNE 12, 2024**.

[Signature] [seal] *[Signature]* [seal]
Lazar Vukic Milka Vukic

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)



Appearing before me and acknowledging this instrument JUNE 12, 2024, **Lazar Vukic** and **Milka Vukic**, personally known to me to be the persons whose names are subscribed above.



[Signature]
Dana Zivkovich, Notary Public

Mail future taxes to: LM Vukic Trust, 1910 Quaker Hollow Ln, Streamwood, IL 60107
Prepared by: Dana Zivkovich, Esq., 8130 N. Milwaukee Ave., Niles, IL 60714
Return to: Dana Zivkovich, Esq., 8130 N. Milwaukee Ave., Niles, IL 60714

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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: 6 | 12 | 20 24

SIGNATURE: *[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:

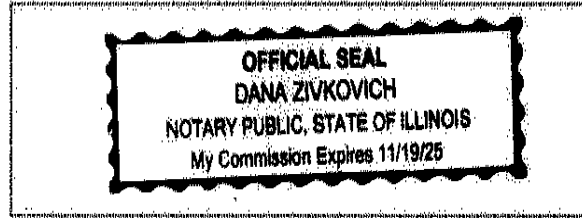
Dana Zivkovich

By the said (Name of Grantor): LAZAR VUKIC

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 12 | 20 24

NOTARY SIGNATURE: *[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: 6 | 12 | 20 24

SIGNATURE: *[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): LAZAR VUKIC

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 12 | 20 24

NOTARY SIGNATURE: *[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)