

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTORS, Thomas E. Barnes and Janet A. Holden, husband and wife, of 430 Wisconsin Avenue, Unit 2S, Oak Park, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Thomas E. Barnes and Janet A. Holden, not individually but as co-trustees of the Barnes Holden Trust dated March 19, 2019, of 430 Wisconsin Avenue, Unit 2S, Oak Park, Cook County, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc# 2004117054 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/10/2020 11:20 AM PG: 1 OF 3

UNIT 430 1-W IN THE MAJESTIC CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

PARCEL 1: LOT 15 IN SUBDIVISION OF LOTS 8 TO 15 INCLUSIVE OF F.E. BALLARD'S SUBDIVISION OF BLOCK 5 IN OGDEN'S AND JONES SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 16 IN F.E. BALLARD'S SUBDIVISION OF BLOCK 5 IN OGDEN AND JONES SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0602445070 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 16-07-419-029-1014  
Address of Real Estate: 430 S. Euclid Ave., Unit #1W, Oak Park, IL 60302

Together with the tenements and appurtenances thereunto belonging.

Thomas E. Barnes and Janet A. Holden are the primary beneficiaries of the Barnes Holden Trust dated March 19, 2019, but the property is not homestead property.

This deed is made to said co-trustees, 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 co-trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the co-trustees unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said co-trustees or a 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 each 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 any 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 contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any 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.

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DATED this 19th day of March 2019.

Steven E. Drazner, CFO  
Village of Oak Park

Thomas E. Barnes

Janet A. Holden

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DUPAGE )

Exempt under provision of Section 31-45(e) of the  
Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)  
Date: March 19, 2019;  
Representative John E. Barnes

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Thomas E. Barnes and Janet A. Holden, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary acts, 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 19th day of March 2019.

Ben A. Neiburger  
Notary Public



This instrument was prepared by Ben A. Neiburger, Generation Law, Ltd., 747 N. Church Rd., Suite B4, Elmhurst, IL 60126.

<b>MAIL TO:</b> Generation Law, Ltd. 747 N. Church Rd., Suite B4 Elmhurst, IL 60126	<b>SEND SUBSEQUENT TAX BILLS TO:</b> Mr. Thomas E. Barnes and Dr. Janet A. Holden 430 Wisconsin Avenue, Unit 2S Oak Park, IL 60302
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**REAL ESTATE TRANSFER TAX** 10-Feb-2020



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

16-07-419-029-1014 | 20200201611537 | 0-101-215-584

**EXEMPTION APPROVED**

Steven E. Drazner  
Steven E. Drazner, CFO  
Village of Oak Park

Property of Cook County Clerk's Office

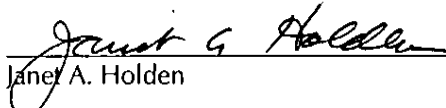
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## STATEMENT BY GRANTOR AND GRANTEE

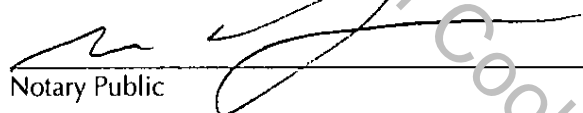
The grantors or their agents affirm that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

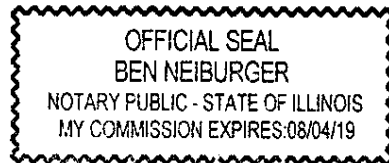
DATED: March 19, 2019

  
Thomas E. Barnes

  
Janet A. Holden

SUBSCRIBED AND SWORN to  
Before me this March 19, 2019.

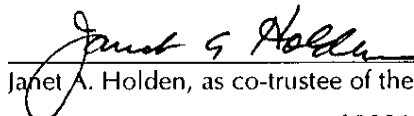
  
Notary Public



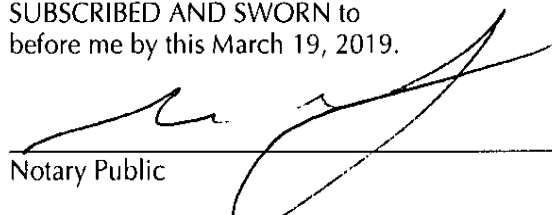
The grantees or their agents affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

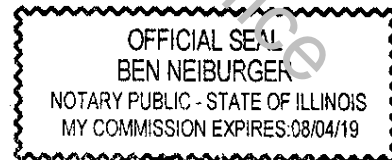
DATED: March 19, 2019

  
Thomas E. Barnes, as co-trustee of the Barnes Holden Trust

  
Janet A. Holden, as co-trustee of the Barnes Holden Trust

SUBSCRIBED AND SWORN to  
before me by this March 19, 2019.

  
Notary Public



EXEMPTION APPROVED

  
Steven E. Drazner, CFO

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.