

# UNOFFICIAL COPY

Doc#: 2033538565 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 11/30/2020 03:56 PM Pg: 1 of 4

Dec ID 20200901697608

ST/CO Stamp 1-955-955-680 ST Tax \$58.00 CO Tax \$29.00

## PREPARED BY:

Luke P. Herlehy  
Dalton & Herlehy, P.C.  
482 BriarGate Drive  
South Elgin, IL 60177

## RETURN TO:

Ryne Vitug  
Attorney at Law  
2000 McDonald Road, Suite 200  
South Elgin, IL 60177

## GRANTEE'S ADDRESS and MAIL TAX BILLS TO:

Grandview Capital, LLC  
36W995 Red Gate Road  
St. Charles, IL 60175

20030010GV  
@ 1023 AD

## TRUSTEE'S DEED

**THIS INDENTURE WITNESSETH** that the Grantor, **Kenneth E. Barnhart, Trustee of the Eugene L. Barnhart Revocable Trust dated February 11, 2009**, of the City of Elgin, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto **Grandview Capital, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, the following described real estate:

SEE ATTACHED FOR LEGAL DESCRIPTION

Commonly known as 523 Aller Street, Elgin, Illinois

Parcel No. 06-19-115-022-0000

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

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This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in the Trustee by the terms of the trust agreement.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this

24th day of September, 2020.

**Eugene L. Barnhart Revocable  
Trust dated February 11, 2020**

By: Kenneth E. Barnhart  
**Kenneth E. Barnhart, Trustee**

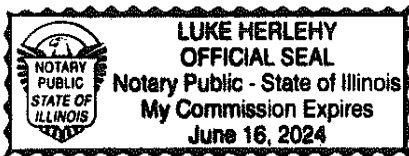
STATE OF ILLINOIS )

) SS

COUNTY OF KANE )

I, the undersigned, a Notary Public, in and for the county in the state aforesaid, do hereby certify that **Kenneth E. Barnhart, Trustee of the Eugene L. Barnhart Revocable Trust dated February 11, 2020**, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24th day of September, 2020.



[Signature]  
Notary Public



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## Legal Description

LOT 22 AND THE NORTH HALF OF LOT 21 IN BLOCK 5 IN EAST LAWN  
ADDITION TO ELGIN, IN THE NORTHWEST FRACTIONAL QUARTER OF  
SECTION 19, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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## AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF KANE    )

**Kenneth E. Barnhart**, being duly sworn on oath, states that he resides in Elgin, Illinois. That the attached deed is not in violation of 765ILCS 205/1 for one of the following reasons:

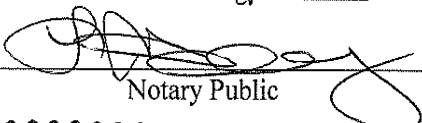
- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
- 2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
- 5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- 10. The sale is of a single lot of less than 5 acres from a larger tract, the dimension and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SUBSCRIBED AND SWORN to before me  
this 20<sup>th</sup> day of Sept., 2020.

Kenneth E. Barnhart  
**Kenneth E. Barnhart**

  
\_\_\_\_\_  
Notary Public

