

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTORS, Elizabeth A. Austin and Randall S. Kulat, husband and wife, of 535 N. Marion Street, 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 an undivided 50% interest to Elizabeth A. Austin, not individually, but as Trustee of the Austin Trust dated February 26, 2021, and an undivided 50% interest to Randall S. Kulat, not individually, but as Trustee of the Kulat Trust dated February 26, 2021, of 535 N. Marion Street, Oak Park, IL 60302, as Tenants by Entirety pursuant to 735 ILCS 5/12-112 and 765 ILCS 1005/1C, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Doc#: 2108806099 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2021 09:34 AM Pg: 1 of 3
Dec ID 20210301663892

LOT 1 (EXCEPT THE NORTH 91 FEET THEREOF) IN BLOCK 2 IN CHRISTIAN SCHMIDT'S SUBDIVISION OF THE SOUTH 36 RODS AND 5 FEET OF THE WEST 44 RODS OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-06-316-022-0000
Address of Real Estate: 535 N. Marion Street, Oak Park, IL 60302

Together with the tenements and appurtenances thereunto belonging.

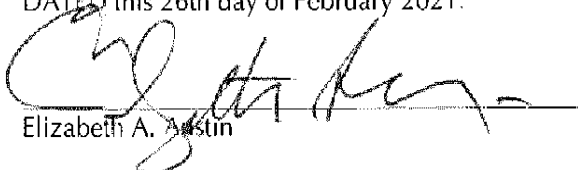
TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

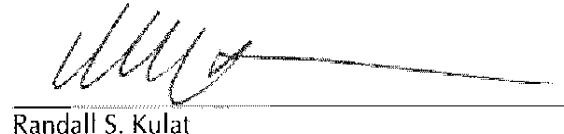
Elizabeth A. Austin is the primary beneficiary of the Austin Trust dated February 26, 2021, and Randall S. Kulat is the primary beneficiary of the Kulat Trust dated February 26, 2021. The interests of Elizabeth A. Austin and Randall S. Kulat, husband and wife, to the homestead property commonly known as, 535 N. Marion Street, Oak Park, IL 60302, is to be held as Tenants by the Entirety.

This deed is made to said 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 trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the 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 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 trustees 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 trustees were 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.

DATED this 26th day of February 2021.


Elizabeth A. Austin


Randall S. Kulat

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STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

Exempt under provision of Section 31-45(e) of the
Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)

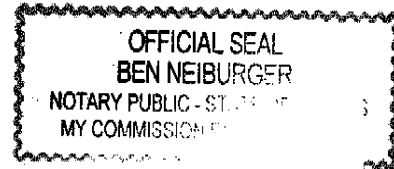
Date: February 26, 2021;

Representative

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Elizabeth A. Austin and Randall S. Kulat, 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 act, 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 26th day of February 2021.

Notary Public



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

MAIL TO:

Generation Law, Ltd.
747 N. Church Rd., Suite B4
Elmhurst, IL 60126

SEND SUBSEQUENT TAX BILLS TO:

Elizabeth A. Austin and Randall S. Kulat
535 N. Marion Street
Oak Park, IL 60302



EXEMPTION APPROVED

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: February 26, 2021

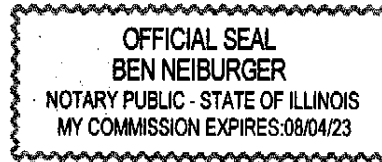

Elizabeth A. Austin



Randall S. Kulat

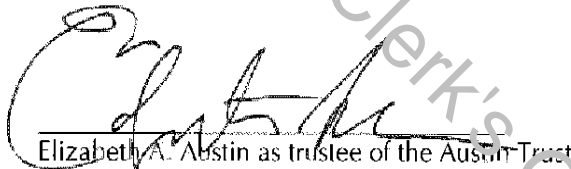
SUBSCRIBED AND SWORN to
Before me this February 26, 2021


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: February 26, 2021

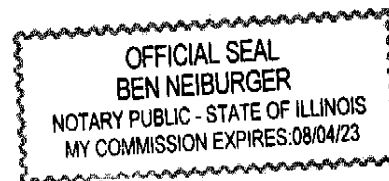

Elizabeth A. Austin as trustee of the Austin Trust



Randall S. Kulat as trustee of the Kulat Trust


SUBSCRIBED AND SWORN
Before me this February 26, 2021


Notary Public



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.

EXEMPTION APPROVED


Steven E. Dramer, CFO
Village of Oak Park