

# UNOFFICIAL COPY

Doc# 2229928044 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/26/2022 02:52 PM Pg: 1 of 5

## **QUIT CLAIM DEED IN TRUST** **STATUTORY (ILLINOIS)**

Dec ID 20221001675221  
ST/CO Stamp 1-697-804-624  
City Stamp 1-055-486-288

**THIS INDENTURE WITNESSETH,**  
that **THE GRANTORS**, Raymond J. Lunz and Donna L. Lunz, husband and wife, of 10323 S. St. Louis Ave., Chicago, IL, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY AND QUIT**

**CLAIM** their entire interest in and to the following described property unto **Raymond J. Lunz and Donna L. Lunz**, of 10323 S. St. Louis Ave., Chicago, Illinois, as **Co-Trustees of the Raymond and Donna Lunz Living Trust dated August 29, 2022**, and to the Trustees' successors, to be held not as joint tenants nor as tenants in common, but as tenants by the entirety. The **Raymond and Donna Lunz Living Trust dated August 29, 2022** is a revocable inter vivos trust created for estate planning purposes by settlors, namely, Raymond J. Lunz and Donna L. Lunz, who are husband and wife and the husband and wife are the primary beneficiaries of the trust so created. 10323 S. St. Louis Ave., Chicago, Illinois is the homestead of Raymond J. Lunz and Donna L. Lunz. The property, which is situated in the County of Cook, State of Illinois, is legally described as follows:

**THE SOUTH 5 FEET OF LOT 2 AND LOT 3 (EXCEPT THE SOUTH 66 FEET THEREOF) IN BLOCK 1 IN SWAIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, AND THAT PART OF THE NORTH 10 ACRES OF THE WEST 30 ACRES OF THE NORTH 100 ACRES OF THE NORTHEAST 1/4 LYING EAST OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**ADDRESS OF REAL ESTATE: 10323 S. St. Louis Ave., Chicago, IL 60655**

**PERMANENT REAL ESTATE INDEX NUMBER: 24-14-202-081-0000**

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said Trust set forth.

Full power and authority is hereby granted to said Trustees and the Trustees' successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustees see fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustees and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said Trustees or the Trustees' successors in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees or the Trustees' successors in trust in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said Trust 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 this indenture and in said Trust or in some amendment thereof and is binding upon all beneficiaries thereunder, (c) that said Trustees are duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made by a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of their predecessor in trust.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

**Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).**

Raymond H. Lunz 8-29-22  
Grantor, Grantee, or representative      Dated

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hand and seal this 29<sup>th</sup> day of August, 2022

Raymond H. Lunz  
Raymond J. Lunz

Donna L. Lunz  
Donna L. Lunz

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STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Raymond J. Lunz and Donna L. Lunz, married to each other, are 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.

GIVEN under my hand and official seal this 29<sup>th</sup> day of August, 2022.

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



**PREPARED BY:** Richard P. Sora  
Law Office of Richard P. Sora  
350 S. Northwest Highway, #300  
Park Ridge, IL 60068

**UPON RECORDING MAIL TO:**

Raymond and Donna Lunz, Trustees  
10323 S. St. Louis Ave.  
Chicago, IL 60655

**SEND SUBSEQUENT TAX BILLS TO:**

Raymond and Donna Lunz, Trustees  
10323 S. St. Louis Ave.  
Chicago, IL 60655

Property of Cook County Clerk's Office

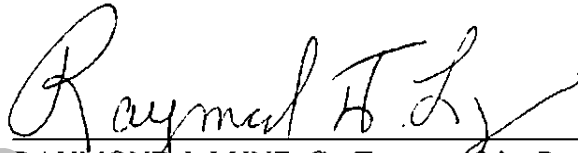
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## ACCEPTANCE BY TRUSTEE

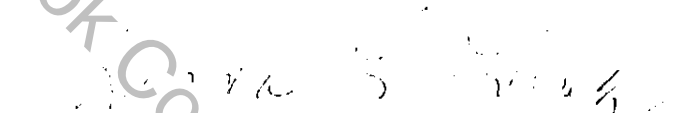
Raymond J. Lunz and Donna L. Lunz, Co-trustees under the Raymond and Donna Lunz Living Trust dated August 29, 2022, hereby accept the foregoing conveyance of the real property commonly known as 10323 S. St. Louis Ave., Chicago, IL 60655.

P.I.N. – 24-14-202-081-0000

Dated this 29<sup>th</sup> day of August, 2022.



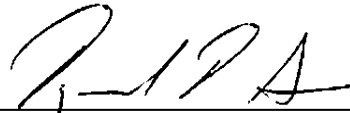
RAYMOND J. LUNZ, Co-Trustee of the Raymond and Donna Lunz Living Trust dated August 29, 2022



DONNA L. LUNZ, Co-Trustee of the Raymond and Donna Lunz Living Trust dated August 29, 2022

I, the undersigned, a Notary Public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Raymond J. Lunz and Donna L. Lunz, 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 herein set forth.

Given under my hand and official seal, this 29<sup>th</sup> day of August, 2022.



NOTARY PUBLIC



# UNOFFICIAL COPY

**GRANTOR:** RAYMOND J. LUNZ and DONNA L. LUNZ

**GRANTEE:** RAYMOND J. LUNZ and DONNA L. LUNZ, Co-Trustees of the Raymond and Donna Lunz Living Trust dated August 29, 2022

**ADDRESS OF PROPERTY:** 10323 S. ST. LOUIS AVE.  
CHICAGO, IL 60655

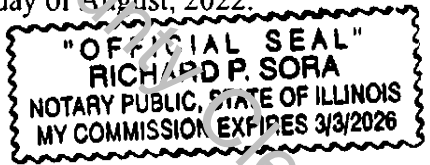
### STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

[Signature] Dated: 8/29/22  
Grantor or Agent

Subscribed and sworn to before me this 29<sup>th</sup> day of August, 2022.

[Signature]  
Notary Public



The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) shown on the deed or assignment of beneficial interest 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:

[Signature] Dated: 8/29/22  
Grantee or Agent

Subscribed and sworn to before me this 29<sup>th</sup> day of August, 2022.

[Signature]  
Notary Public

