

# UNOFFICIAL COPY

48769

**TRUSTEE'S DEED  
THIS INDENTURE,**

Made this 11 day of  
May, 2024, between

**RAYMOND E. DUNCKER and  
JO ANN DUNCKER**, Trustees  
of THE RAYMOND E. DUNCKER  
LIVING TRUST, dated

January 30, 2019 as to an undivided  
50% interest AND

**JO ANN DUNCKER**

and **RAYMOND E. DUNCKER**, Trustees  
of THE JO ANN DUNCKER LIVING

TRUST, dated January 30, 2019, as to an undivided 50% interest, parties of the first part,  
and **BIYUE LI AND JIARONG LI**, husband and wife,  
3106 S. May Street, Chicago, Illinois 60608  
party of the second part.

**WITNESSETH**, that said parties of the first part, in consideration of the sum of Ten and  
no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does  
hereby grant, sell and convey unto said party of the second part, the following described  
real estate, situated in Cook County, Illinois, to-wit:

LEGAL DESCRIPTION: See attached

**STREET ADDRESS: 3508 S. Union Avenue, Chicago, Illinois 60609**  
**PIN: 17-33-301-027-0000**

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility  
easements; general real estate taxes for the year 2023 and subsequent years.

**TO HAVE AND TO HOLD** said premises, not as joint tenants, not as tenants in  
common, but as **TENANTS BY THE ENTIRETY**, forever.

This Deed is executed by the party of the first part, as Trustees aforesaid, pursuant to and  
in the exercise of the power and authorities granted to said Trustees and vested in said  
Trustees by the terms of said Deed in Trust and the provisions of said Trust Agreement  
above mentioned, and of every other power and authority thereunto enabling.

**IN WITNESS WHEREOF**, said party of the first part has executed this Deed the day  
and year first above written.

DATED THIS 11<sup>th</sup> DAY OF MAY, 2024.

Doc#: 2415802088 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/6/2024 12:12 PM Pg: 1 of 5

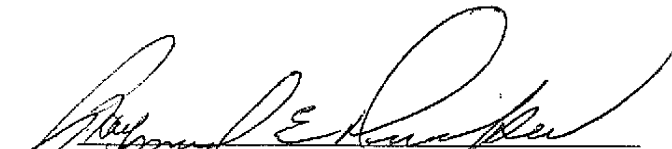
Dec ID 20240501611298


ST/Co Stamp 0-044-954-928 ST Tax \$750.00 CO Tax \$375.00


City Stamp 1-615-072-560 City Tax \$7,875.00

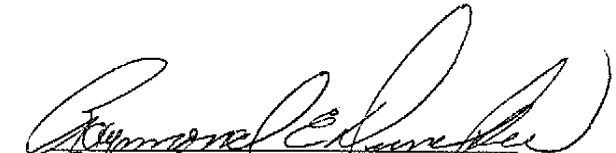
Acuity Title  
5215 Old Orchard Rd.  
\*\*\*\*\*Suite 440\*\*\*\*\*  
\*\*Skokie, IL 60077\*\*

# UNOFFICIAL COPY


  
 \_\_\_\_\_  
 RAYMOND E. DUNCKER, Trustee of the  
 RAYMOND E. DUNCKER Living Trust,  
 dated January 30, 2019

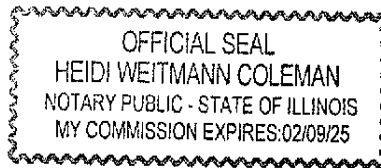
  
 \_\_\_\_\_  
 JO ANN DUNCKER, Trustee  
 of the RAYMOND E. DUNCKER  
 Living Trust, dated, January 30,  
 2019

  
 \_\_\_\_\_  
 JO ANN DUNCKER, Trustee of the  
 the JO ANN DUNCKER Living  
 Trust, dated January 30, 2019

  
 \_\_\_\_\_  
 RAYMOND E. DUNCKER, Trustee of  
 JO ANN DUNCKER Living Trust,  
 dated January 30, 2019

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAYMOND E. DUNCKER and JO ANN DUNCKER, as Trustees aforesaid, 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 11 day of May, 2024.

  
 \_\_\_\_\_  
 NOTARY PUBLIC



*This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.*

Mail To:

Biyue Li  
 3508 S. Union Ave  
 Chicago IL 60609

Send Subsequent Tax Bills To:

Biyue Li  
 3508 S. Union Ave  
 Chicago IL 60609

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**Acuity Title Company, LLC**  
5215 Old Orchard Road, Suite 440  
Skokie, IL 60077  
Phone: (847)257-8000 | Fax: (847)296-7890

**Commitment for Title Insurance**  
Illinois – 2021 v.01.00 (07-01-2021)

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## EXHIBIT A

**Address Given: 3508 South Union Avenue**  
**Chicago, IL 60609**

**Permanent Index No.: 17-33-301-027-0000**

**The land referred to in this commitment is described as follows:**

LOT 8 IN BLOCK 3 IN HAMBURG, BEING A SUBDIVISION BY SAMUEL GEHR OF BLOCKS 23 AND 24 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Advocus National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**REAL ESTATE TRANSFER TAX**

05-Jun-2024



COUNTY: 375.00  
ILLINOIS: 750.00  
TOTAL: 1,125.00

17-33-301-027-0000

120240501611298 | 0-044-954-928

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**REAL ESTATE TRANSFER TAX**



05-Jun-2024

<b>CHICAGO:</b>	5,625.00
<b>CTA:</b>	2,250.00
<b>TOTAL:</b>	7,875.00 *

17-33-301-027-0000 | 2024/501611298 | 1-615-072-560

\* Total does not include any applicable penalty or interest due.