

DAILY E... SUBJECT  
FINAL... FOR TRANSFER

MAR 13 2023

PEGGY HOJINGA KATONA  
LAKE COUNTY AUDITOR

After Recording Return to:  
Harry P. Stinespring, III  
236 Pine Crest Circle  
Lake Barrington, IL 60010

### QUIT CLAIM DEED IN TRUST

THE GRANTORS, **Richard T. Pierce and Nancy A. Pierce, husband and wife** of 10224 Madison Street, Crown Point, Indiana, for and in consideration of Ten (\$10.00) dollars and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM to **Richard T. Pierce and Nancy A. Pierce Joint Trustees of the Richard T. Pierce and Nancy A. Pierce Joint Trust under an Agreement dated March 3, 2023** and to any successor trustees appointed under the trust agreement any and all interest they have in the following described real estate on Exhibit A attached.:

Key No. 45-16-04-208-028-000.042  
Commonly known as: 10224 Madison Street, Crown Point, Indiana  
Grantees' Address: 10224 Madison Street, Crown Point, Indiana

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and to have and to hold said real estate and appurtenances thereto upon the trust set forth in the respective trust agreement and for the following uses:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and to have and to hold said real estate and appurtenances thereto upon the trust set forth in the respective trust agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property; or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; the said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding

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LAKE COUNTY  
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upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability or refusal of both Trustees of the **Joint Trust of Richard T. Pierce and Nancy A. Pierce**, herein named, to act, **Tracy L. Brauer** is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Recorder of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the Statute of the State of Indiana in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Indiana providing for the exemption of homestead from sale or execution or otherwise.

DATED this 3 day of March, 2023.

Richard T. Pierce (Seal) Nancy A. Pierce (Seal)  
Richard T. Pierce Nancy A. Pierce

STATE OF ILLINOIS, COUNTY OF WILL, SS.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Richard T. Pierce and Nancy A. Pierce, his wife, 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 3rd day of March, 2023.

Commission Expires April 30 2026.  
Janice L. Stinespring (Notary Public)



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## EXHIBIT A

Legal Description of 10224 Madison Street, Crown Point, Indiana

N. 365FT OF S. 483FT. EAST OF BEAVER DAM DITCH S.4 T.34 R.8 3.448AC

Property of Lake County Recorder

NAME AND ADDRESS OF PREPARER:

Harry P. Stinespring, III  
Harry P. Stinespring & Associates  
236 Pine Crest Circle  
Lake Barrington, Illinois 60010  
847-387-3850