

# UNOFFICIAL COPY



\*2219422032D\*

Doc# 2219422032 Fee \$88.00

---

## WARRANTY DEED IN TRUST

---

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/13/2022 02:53 PM PG: 1 OF 5

MAIL TO and  
NAME & ADDRESS OF TAXPAYER:  
Elaine E. Prugar, Trustee  
6919 West Balmoral  
Chicago, IL 60656

PREPARED BY:  
James J. Nack  
Nack, Richardson & Nack, P.C.  
106 N. Main Street  
P.O. Box 336  
Galena, IL 61036

GRANTOR, **ELAINE E. PRUGAR**, a/k/a **ELAINE PRUGAR**, a widow and not remarried, individually and as surviving Joint Tenant of **THADDEUS S. PRUGAR**, a/k/a **THADDEUS PRUGAR**, deceased, of Chicago, County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE, **ELAINE E. PRUGAR**, as Trustee under the provisions of the Elaine E. Prugar Trust Agreement dated the 18<sup>th</sup> day of August, 2008, (and in the event of the death, resignation, refusal or inability of the said grantee to act as such Trustee, then unto the Successor Trustees named in said Trust Agreement, as Successors in Trust with like powers, duties and authorities as are vested in the said grantee as such Trustee), the following described real estate in the County of Cook and the State of Illinois, to-wit:

Lots eight (8) and nine (9) in Block three (3) in McCollum and Krugger's Addition to Norwood Park in the West Half (1/2) of Section seven (7), Township forty (40) North, Range thirteen (13), East of the Third Principal Meridian according to map thereof recorded September 17, 1914 as Document 5496174 in Book 129 of Plats, page 40, in Cook County, Illinois.

Property Address:  
6919 West Balmoral  
Chicago, IL 60656

*13-07-121-013-0000*

*13-07-121-014-0000*

**SUBJECT TO:** (1) General real estate taxes for the year 2007 and thereafter.  
(2) All instruments, covenants, restrictions, easements, conditions, applicable zoning laws, ordinances and regulations of record. Hereby releasing and waiving

# UNOFFICIAL COPY

all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**TOGETHER, WITH ALL and SINGULAR**, the hereditaments and appurtenances thereunto belonging.

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, 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 trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such


# UNOFFICIAL COPY

conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said 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 this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was 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 to 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 its, his or their predecessor in trust.



And the said Grantor hereby expressly waives and releases 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 on execution or otherwise.

**IN WITNESS WHEREOF**, the Grantor aforesaid has hereunto set her hand and seal this 18<sup>th</sup> day of August, 2008.

  
 \_\_\_\_\_  
 ELAINE E. PRUGAR, *et al*  
 ELAINE PRUGAR

REAL ESTATE TRANSFER TAX	13-Jul-2022
	<b>CHICAGO:</b> 0.00
	<b>CTA:</b> 0.00
	<b>TOTAL:</b> 0.00 *

13-07-121-013-0000 | 20220701677067 | 1-525-455-904  
 \* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	13-Jul-2022
 	<b>COUNTY:</b> 0.00
	<b>ILLINOIS:</b> 0.00
	<b>TOTAL:</b> 0.00

13-07-121-013-0000 | 20220701677067 | 0-500-667-472



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 7/13/2022 Signature: Chaine E. Prugar  
Grantor or Agent

Subscribed and sworn to before me by the

said grantee  
this 13<sup>th</sup> day of July  
2022

[Signature]  
Notary Public



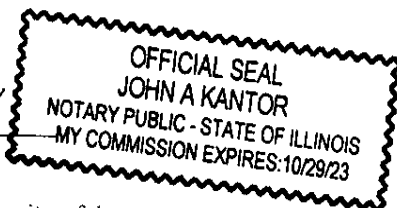
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 7/13/2022 Signature: Chaine E. Prugar  
Grantee or Agent

Subscribed and sworn to before me by the

said grantee  
this 13<sup>th</sup> day of July  
2022

[Signature]  
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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]