

# UNOFFICIAL COPY

## DEED IN TRUST (Illinois)

### MAIL TO:

ALAN T. KAMINSKI  
Law Offices of Alan T. Kaminski  
220 E. North Avenue  
Northlake IL 60164

### NAME & ADDRESS OF TAXPAYER:

Frederick Thomas Braglia  
and Debra A. Braglia, Co-Trustees  
1829 N. 77<sup>th</sup> Avenue  
Elmwood Park, IL 60707



Doc#: 1425154144 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/08/2014 12:24 PM Pg: 1 of 4

### THE GRANTORS, **Frederick T. Braglia**

**and Debra A. Braglia**, Husband and Wife, of the Village of Elmwood Park, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid, hereby CONVEY AND WARRANT unto **Frederick Thomas Braglia and Debra A. Braglia**, of 1829 N. 77<sup>th</sup> Avenue, Elmwood Park, IL not personally, but as Trustees under the provisions of a Trust Agreement dated the 16<sup>th</sup> day of April 2013, and known as "**The Frederick Thomas Braglia and Debra A. Braglia Revocable Trust, Dated the 16<sup>th</sup> Day of April, 2013**", and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

#### Parcel 1:

Unit 3S in Grand 75 Condominiums of Elmwood Park as delineated on the Plat of Survey of the following described property:

Lots 19 and 20 in Block 11 in Second Addition to Ellsworth, a Subdivision of Block 11 (except the North 50 feet thereof), in Block 12 (except the North 225 feet thereof) and West 1/2 of Block 18 (except the North 350 feet thereof), and all of Blocks 15, 16 and 17, all in West 1/2 of Southeast 1/4 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as document number 042597040, as amended from time to time, together with its undivided percentage interest in the common elements.

#### Parcel 2:

Exclusive right to use of parking space G-3 and storage space S-3, limited common elements as delineated in the Declaration of Condominium and survey recorded as document number 042597040.

Permanent Index Number: 12-25-417-037-1004

Property Address: 7500 W. Grand Avenue, Unit 3S, Elmwood Park, IL 60707

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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

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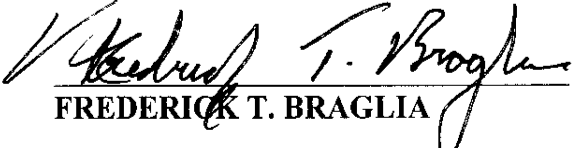
terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor of successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the 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 198 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 charges 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 conveyance, lease or other instruments, (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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 on execution or otherwise.

DATED this 24 day of July, 2014.

 (SEAL)  
 FREDERICK T. BRAGLIA

 (SEAL)  
 DEBRA A. BRAGLIA

**NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES**

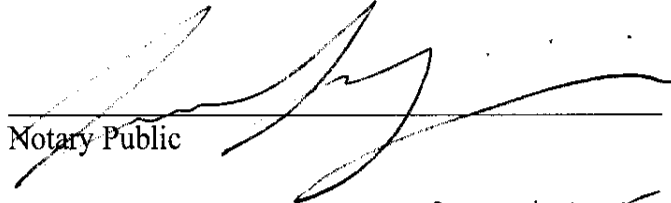
ATTACH NOTARY ACKNOWLEDGEMENT

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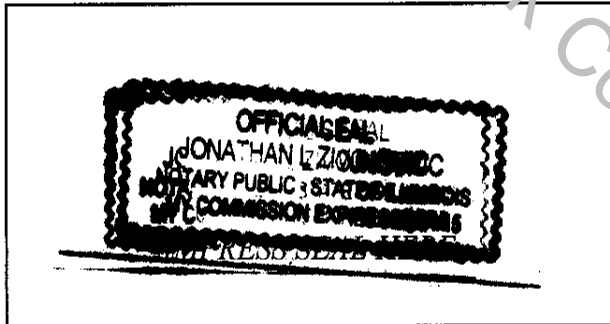
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Frederick T. Braglia and Debra A. Braglia**, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instruments, 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 24<sup>th</sup> day of July, 2014.

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

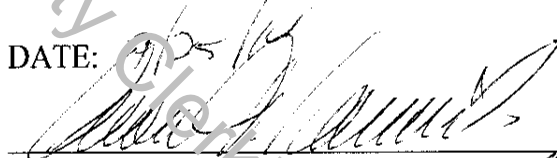
My commission expires on MARCH 27, 2015



### COUNTY - ILLINOIS TRANSFER STAMPS

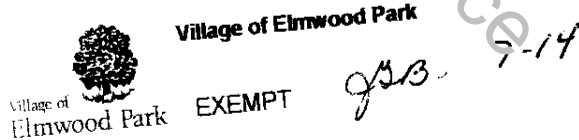
EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), 35 ILCS 200/31-45, REAL ESTATE TRANSFER ACT

DATE: 7/25/14

  
\_\_\_\_\_  
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

**ALAN T. KAMINSKI,**  
Attorney at Law  
220 E. North Avenue  
Northlake, IL 60164  
708-531-0101



\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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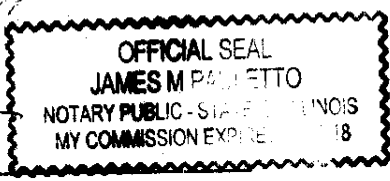
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

Dated 7/25/2014

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Man T. Kaminski THIS 25th DAY OF July, 2014.



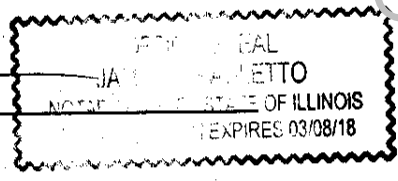
NOTARY PUBLIC [Handwritten Signature]

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 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 7/25/2014

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Man T. Kaminski THIS 25th DAY OF July, 2014.



NOTARY PUBLIC [Handwritten Signature]

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.]