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2017815007

Doc# 2017815007 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/26/2020 10:36 AM PG: 1 OF 3

Trustee's Deed ILLINOIS

Return to:
Dukane Title Insurance Co
650 East Roosevelt Road
Suite 104
Glen Ellyn, Illinois 60137

04/22/20
2/23

Above Space for Recorder's Use Only

THE GRANTOR(S) Frederick Thomas Braglia and Debra A. Braglia, as Trustee(s) under the provisions of a trust agreement dated April 16, 2013 and known as The Frederick Thomas and Debra A. Braglia Revocable Trust dated the 16th day of April, 2013, of the Village of Elmwood Park, County of Cook, State of Illinois and Grantee(s) (*Name and Address of Grantee-s*) Debra A. Braglia and Frederick T. Braglia, wife and husband, not as Tenants in Common, not as Joint Tenants but as Tenants by the Entirety of 1829 N. 77th Ave., Elmwood Park, Illinois, 60707. WITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby CONVEY and QUITCLAIM unto the Grantee(s) in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit:

(See page 2 for legal description attached here to and made part here of) together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General taxes for 2019, 2020 and subsequent years
Permanent Real Estate Index Number(s): 12-36-311-089
Address of Real Estate: 1829 N. 77th Ave., Elmwood Park, IL 60707

The date of this deed of conveyance is March 13, 2020

Frederick T. Braglia by Debra A. Braglia

as Attorney-In-Fact

(SEAL) Frederick Thomas Braglia, as Trustee aforesaid

Debra A. Braglia

(SEAL) Debra A. Braglia, as Trustee aforesaid

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 Frederick Thomas Braglia and Debra A. Braglia personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal on March 13, 2020

(My Commission Expires 9-30-21)



LEGAL DESCRIPTION

For the premises commonly known as: 1829 N. 77th Ave. Elmwood Park, IL 60707

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Lot 27 (except the South 32 feet), Lot 28 and the South 12 feet of Lot 29 in Block 7 in Mills and Sons Third Addition to Green Fields, being a Subdivision of the East Half of the Southwest Quarter (except the North 174 feet and the South 191 feet thereof) of Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

The Grantors declares that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45(E) of the Real Estate Transfer Tax Act."

Debra A. Braglia 3-13-2020
DATE



Village of Elmwood Park
Real Estate Transfer Stamp

3-18-20
EXEMPT
AS

REAL ESTATE TRANSFER TAX 26-Jun-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

12-36-311-089-0000 | 20200401654450 | 1-823-951-584

This instrument was prepared by:
Debra A. Braglia
1829 N. 77th Ave.
Elmwood Park, IL 60707

Grantee's Address and Send Tax Bills to:
Debra A. Braglia and Frederick T. Braglia
1829 N. 77th Ave.
Elmwood Park, IL 60707

~~Recorder mail record of document to:~~
Debra A. Braglia and Frederick T. Braglia
1829 N. 77th Ave.
Elmwood Park, IL 60707

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 03/13, 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

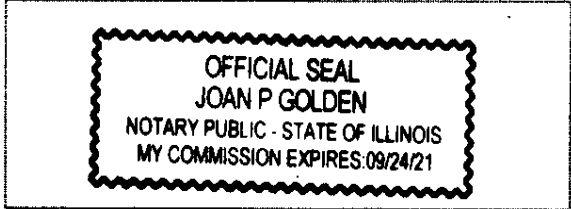
Subscribed and sworn to before me, Name of Notary Public: JOAN P. GOLDEN

By the said (Name of Grantor): HENRIETTE M. NEELY

On this date of: 3/13/2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 03/13, 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

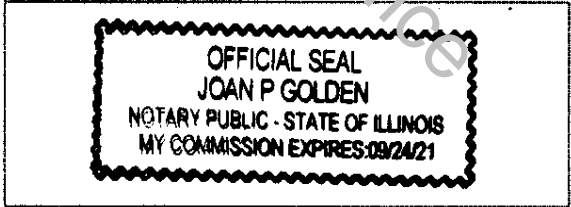
Subscribed and sworn to before me, Name of Notary Public: JOAN P. GOLDEN

By the said (Name of Grantee): ANNETTE M. NEELY

On this date of: 3/13/2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)