

UNOFFICIAL COPY

Doc#: 2120846785 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 04:27 PM Pg: 1 of 3



Dec ID 20210701615445
ST/CO Stamp 1-289-562-896

National Title Solutions, Inc.

QUIT CLAIM DEED ILLINOIS STATUTORY Individual

File Number. 2021-6216

THE GRANTOR(S) FREDERICK T. BRAGLIA, DEBRA A. BRAGLIA, HUSBAND AND WIFE AND GINA MARIE BRAGLIA, A SINGLE WOMAN, IN JOINT TENANCY FOREVER, whose address is 1811 North 77th Avenue, Elmwood Park, IL 60707, of the County of Cook, State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to FREDERICK T. BRAGLIA AND DEBRA A. BRAGLIA, HUSBAND AND WIFE, AS JOINT TENANTS whose address is 1811 North 77th Avenue, Elmwood Park, IL 60707 of the County of Cook, State of Illinois. All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 20 (EXCEPT THE SOUTH 27 FEET THEREOF) ALL OF LOT 21 AND THE SOUTH 7 FEET OF LOT 22 IN BLOCK 7 IN MILLS & SONS THIRD ADDITION TO GREENFIELD, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (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.

PIN: 12-36-311-094-0000

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 12-36-311-094-0000
Address(es) of Real Estate: 1811 North 77th Avenue, Elmwood Park, IL 60707

EXEMPT UNDER PROVISIONS OF
Paragraph E Section 31-45
Property Tax Code:

7/14/21
Date

Audrey Bures
Buyer, Seller or Representative

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Dated this 14 day of July, 2021.

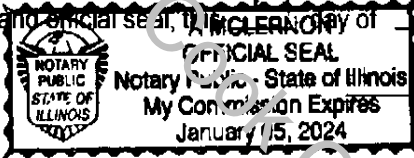
Frederick T. Braglia By Debra A. Braglia
FREDERICK T. BRAGLIA *Attorney In Fact*

Debra A. Braglia
DEBRA A. BRAGLIA

Gina Marie Braglia
GINA MARIE BRAGLIA

State of IL, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **FREDERICK T. BRAGLIA, DEBRA A. BRAGLIA, AND GINA MARIE BRAGLIA** personally known to me to be the same person(s) whose name(s) 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 14 day of July, 21
 (Notary Public)

After Recording, Return To:

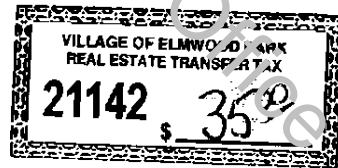
National Title Solutions, Inc.
3550 Hobson Rd. Suite 101
Woodridge, IL 60517



Prepared By:

Meghan Stokes
Law Office of Meghan Stokes LLC
3452 N Kolmar Ave.
Chicago, IL 60641

Mail Tax Bill(s) To:

Frederick T. Braglia and Debra A. Braglia
1811 North 77th Avenue
Elmwood Park, IL 60707



REAL ESTATE TRANSFER TAX		26-Jul-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
12-36-311-094-0000		20210701615445 1-289-562-896	

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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: 7/14/21

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:

By the said (Name of Grantor):

On this date of 7/14/21

NOTARY SIGNATURE: [Signature]

APPEX NOTARY STAMP BELOW

OFFICIAL SEAL
 RAYMOND MANUEL
 NOTARY PUBLIC, STATE OF ILLINOIS
 WILL COUNTY
 MY COMMISSION EXPIRES 03/06/2022

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: 7/14/21

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:

By the said (Name of Grantee):

On this date of 7/14/21

NOTARY SIGNATURE: [Signature]

APPEX NOTARY STAMP BELOW

OFFICIAL SEAL
 RAYMOND MANUEL
 NOTARY PUBLIC, STATE OF ILLINOIS
 WILL COUNTY
 MY COMMISSION EXPIRES 03/06/2022

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(d)(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: (65 ILCS 200/Art. 31)