

UNOFFICIAL COPY

Doc#: 2120946036 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/28/2021 09:24 AM Pg: 1 of 3



Dec ID 20210701612118
ST/CO Stamp 0-907-594-512

National Title Solutions, Inc.

TRUSTEE'S DEED ILLINOIS STATUTORY Individual

File Number: 2021-6200

THE GRANTOR(S) DEBRA A. BRAGLIA, AS SOLE TRUSTEE PURSUANT TO ARTICLE I UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 16, 2013 AND KNOWN AS THE FREDERICK THOMAS BRAGLIA AND DEBRA A. BRAGLIA REVOCABLE TRUST, DATED THE 16TH DAY OF APRIL, 2013, whose address is 1829 North 77th Avenue, Elmwood Park, IL 60707, of the County of Cook, State of 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 THOMAS BRAGLIA AND DEBRA A. BRAGLIA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, whose address is 1829 North 77th Avenue, Elmwood Park, IL 60707 of the County of Cook, State of State of Illinois. All interest in the following described Real Estate situated in the County of Cook State of State of Illinois, to wit:

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.

This property is the homestead of the Grantor(s),
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.
(The terms "Grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Permanent Real Estate Index Number(s): 12-36-311-089-0000
Address(es) of Real Estate: 1829 North 77th Avenue, Elmwood Park, IL 60707

EXEMPT UNDER PROVISIONS OF
Paragraph 2 Section 31-45
Property Tax Code:

Date 7/14/21

Audrey Burr
Buyer, Seller or Representative

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Dated this 14 day of July, 2021

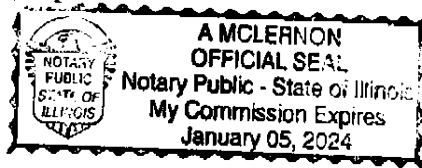
Debra A. Braglia

DEBRA A. BRAGLIA, AS SOLE TRUSTEE
PURSUANT TO ARTICLE I UNDER THE
PROVISIONS OF A TRUST AGREEMENT
DATED APRIL 16, 2013 AND KNOWN AS
THE FREDERICK THOMAS BRAGLIA AND
DEBRA A. BRAGLIA REVOCABLE TRUST,
DATED THE 16TH DAY OF APRIL, 2013

State of IL, County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **DEBRA A. BRAGLIA** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me by means of () physical presence or () online notarization, 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.



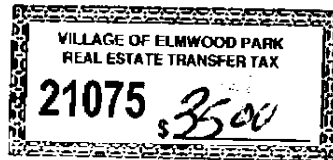
(Notary Public)

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
4906 W Hutchinson St.
Chicago, IL 60641



Mail Tax Bill(s) To:

Frederick Thomas Braglia and Debra A. Braglia
1829 North 77th Avenue
Elmwood Park, IL 60707

REAL ESTATE TRANSFER TAX

22-Jul-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

12-36-311-089-0000

| 20210701612118 | 0-907-594-512

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §65 ILCS 6/3-5020 (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: 7.14.2021

SIGNATURE: Audrey Beus
GRANTOR or AGENT

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

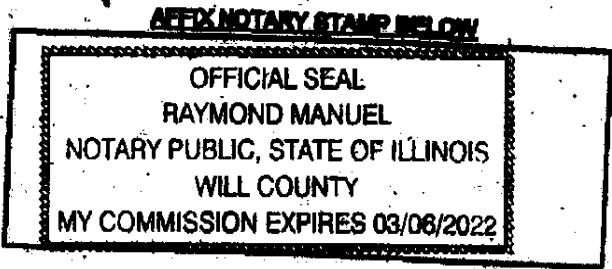
Subscribed and sworn to before me, Name of Notary Public:

Raymond Manuel

By the said (Name of Grantor):

On this date of: 7.14.2021

NOTARY SIGNATURE: [Signature]



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: 7.14.2021

SIGNATURE: Audrey Beus
GRANTEE or AGENT

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

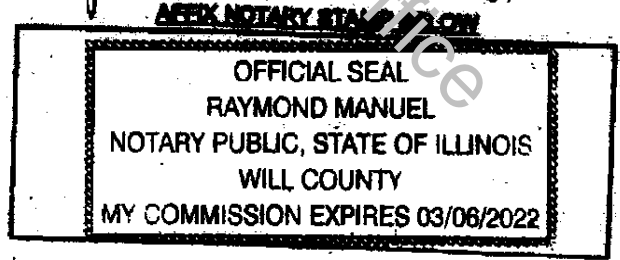
Subscribed and sworn to before me, Name of Notary Public:

Raymond Manuel

By the said (Name of Grantee):

On this date of: 7.14.2021

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE
Pursuant to Section 65 ILCS 63-5020(a)(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. 3.1)