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Doc# 2407230093 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/12/2024 3:04 PM

PAGE: 1 OF 3

Tax Bill To:

James T. Stramaglia Jr.
10047 Nevada Avenue
Franklin Park, IL 60131

QUIT CLAIM DEED

The Grantor(s), James Stramaglia and Susan Stramaglia, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIMS to the grantee(s):

James T. Stramaglia Sr. and Susan Stramaglia, husband & wife
and James T. Stramaglia Jr., a single man
10047 Nevada Avenue
Franklin Park, IL 60131

to hold all interest, as tenants by the entirety, to the following described real estate to wit:

LOT 11 IN BLOCK 2, UNIT NO. 1, WESTBROOK PARK ESTATES, BEING MILL AND SONS SUBDIVISION IN THE EAST 1150 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, WHICH LIES NORTH OF THE SOUTH 850 FEET IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



Known as: 10047 Nevada Avenue, Franklin Park, Illinois 60131

Permanent Index No: 12-28-305-007-0000



Exempt from review under Franklin Park document requirements pursuant to Paragraph A (1) of Section 7-10B-1 of the Franklin Park Village Code.


SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

REAL ESTATE TRANSFER TAX		08-Mar-2024	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
12-28-305-007-0000		[20240201636230 0-499-411-504	

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Dated this 6 day of February, 2024

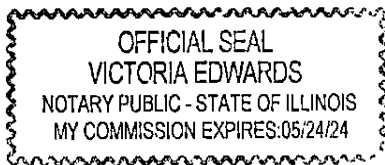

James Stramaglia


Susan Stramaglia

STATE OF ILLINOIS)
) ss.
COUNTY OF DuPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that James Stramaglia and Susan Stramaglia, personally known to me to be the same persons whose names 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 notary seal, this 6 day of February, 2024.

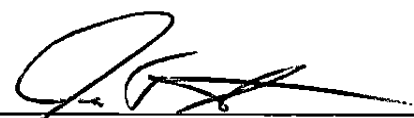



Notary Public

Prepared by
and **Mail to:** Joseph A. Giralamo, Esq.
Law Offices of Joseph A. Giralamo, P.C.
340 W. Butterfield Road, #2D
Elmhurst, IL 60126

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF CHAPTER 35, SECTION 305/4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED: 2/6/2024

SIGNED: 
James Stramaglia

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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: 2 | 20 | 2024

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): JOSEPH GIRALANO

On this date of: 2 | 20 | 2024

NOTARY SIGNATURE: [Signature]

VICTORIA EDWARDS
AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
 VICTORIA EDWARDS
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 05/24/24

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: 2 | 20 | 2024

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): JOSEPH GIRALANO

On this date of: 2 | 20 | 2024

NOTARY SIGNATURE: [Signature]

VICTORIA EDWARDS
AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
 VICTORIA EDWARDS
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 05/24/24

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)**)