

# UNOFFICIAL COPY

**Recording requested by:**

Brian S. Broscoe  
Lucyna H. Broscoe  
9040 Hawthorn Drive  
Hickory Hills, IL 60457

Doc#: 2409618051 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/5/2024 10:19 AM Pg: 1 of 4

and when recorded, please return this deed and tax statements to:

Dec ID 20240401671046

The Broscoe Family Trust UTD  
04/02/2024  
Brian S. Broscoe Trustee  
Lucyna H. Broscoe Trustee  
9040 Hawthorn Drive  
Hickory Hills, IL 60457

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## QUITCLAIM DEED

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THE GRANTORS: Brian S. Broscoe & Lucyna H. Broscoe, a married couple, whose address is 9040 Hawthorn Drive, Hickory Hills, IL 60457, FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, conveys and quitclaims to The Broscoe Family Trust UTD 04/02/2024, Brian S. Broscoe & Lucyna H. Broscoe, Trustees, 9040 Hawthorn Drive, Hickory Hills, IL 60457, all interest in the following described real estate:

Parcel 1: See Enclosed "Exhibit A"

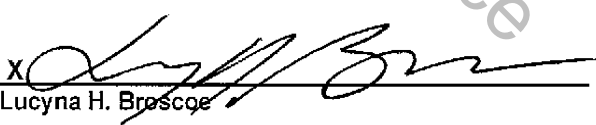
**Subject to 2024 Real Estate taxes and subsequent years**

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances of any part thereof.

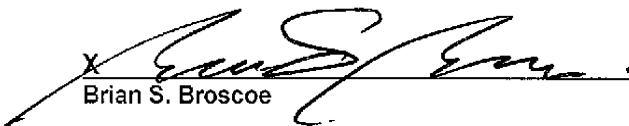
Permanent Index Number(s) 23-03-220-013-0000  
Property Address: 9040 Hawthorn Drive, Hickory Hills, IL 60457

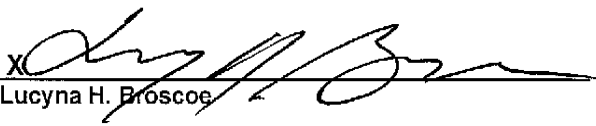
EXECUTED this 2nd day of April 2024

X   
Brian S. Broscoe

X   
Lucyna H. Broscoe

Exempt under real estate transfer tax act Section 4, Paragraph E & Cook Co Ord 95104 Paragraph E, EXECUTED on this 2nd day of April 2024.

X   
Brian S. Broscoe

X   
Lucyna H. Broscoe

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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 Brian S. Broscoe & Lucyna H. Broscoe, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he (she or they) signed and delivered the instrument as his (her or 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 notarial seal, this 2nd day of April 2024.



Kristen Mace  
Signature of Notary Public

Kristen Mace  
Printed Name of Notary

My commission expires on 07/21, 2027.

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

NAME & ADDRESS OF PREPARER:

Brian S. Broscoe  
Lucyna H. Broscoe  
9040 Hawthorn Drive  
Hickory Hills, IL 60457

FOR INFORMATION ONLY

INSERT STREET ADDRESS OF ABOVE-DESCRIBED PROPERTY HERE:

**9040 Hawthorn Drive  
Hickory Hills, IL 60457**

*This document 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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## 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: 04 | 02 | 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:

Kristen Mace

By the said (Name of Grantor): Brian S. Broscoe

On this date of: 04 | 02 | 2024

NOTARY SIGNATURE: Kristen Mace

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: 04 | 02 | 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:

Kristen Mace

By the said (Name of Grantee): Brian S. Broscoe

On this date of: 04 | 02 | 2024

NOTARY SIGNATURE: Kristen Mace

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)**)

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## EXHIBIT "A"

LOT 58 IN CHRISTINA'S WOODLAND HILLS SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORHTEAST ¼ OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Tax Number: **23-03-220-013-0000**

Address(es) of Premises: **9040 Hawthorne Drive, Hickory Hills, IL 60457**

Property of Cook County Clerk's Office