

FORM SUMMARY

Name of Form:	Abridgement Affecting Title to Real Estate
Form Number:	FA-4135V
Statutory Reference:	§767.61(6), Wisconsin Statutes
Benchbook Reference:	
Purpose of Form:	This form allows a party to record <i>only</i> that portion of the Judgment affecting the title to real estate with the Register of Deeds in the county in which the property is located.
Who Completes It:	One of the parties to the divorce or legal separation would prepare the document and present it to the court for signing and certification. The Clerk of Court will certify the document. Generally, the party who is benefited by that portion of the judgment would be responsible for completing the document and seeing that it is properly recorded.
Who Signs It:	BY THE COURT: Clerk of Circuit Court/Deputy Clerk, Circuit Court Judge or Court Commissioner. COURT SEAL.
Distribution of Form:	Original document is first submitted to the Clerk of Court for certification. Once certified it is submitted to the Register of Deeds in the county where the particular piece of property described is located. The Register of Deeds will register the document and return it to the party who submitted it.
Accompanying Forms:	Generally none, unless the provisions from the judgment concerning property are so large that they either must be continued onto another page or be placed on a separate attached page.
New Form/Modification:	Modified; last update 11/18.
Modifications:	Added “attach a copy of the portion of the judgment affecting title to real property including the legal description” at the bottom of form.
Comments:	<p>There is a required \$5 certification fee.</p> <p>If a divorce or legal separation judgment affects more than one piece of real estate, all of the pieces of real estate can be included on a single copy of this form <i>if</i> all of the property is located in the same county. If property is located in different counties, a separate form must be completed for the property in each county and submitted to the appropriate Register of Deeds for that county.</p> <p>The <i>exact</i> wording from the judgment of divorce or legal separation must be included on this document. The provisions should not be reworded or summarized.</p> <p>If property is located outside the State of Wisconsin, there may be different requirements for recording.</p>
About this Form:	<p>This form is the product of the Wisconsin Records Management Committee, a committee of the Director of State Court’s Office.</p> <p>As a <i>pro se</i> form, its use is NOT mandatory but it is required to be accepted and distributed by the circuit courts of the State of Wisconsin.</p>