

UNOFFICIAL COPY

TRUSTEE'S DEED (Illinois)

Mail future tax bills to:
JOSEPH A. COZZONE
5004 N. Denal Street
Norridge, Illinois 60706

Mail Recorded Deed to:
Ansani & Ansani, P.C.
1411 W. Peterson Avenue, Ste 202
Park Ridge, Illinois 60068



Doc#: 1417544080 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/24/2014 04:50 PM Pg: 1 of 3

Above space for revenue stamps

Above space for recorder's use only

THIS AGREEMENT, made this 1st day of August, 2013, between: Joseph A. Cozzone, successor trustee under the provisions of a trust agreement dated the 23rd day of June, 2011 and known as The Clotilde Cozzone Living Trust, of the Village of Norridge, State of Illinois, Grantor(s) and THE JOSEPH A. COZZONE AND GIOVANNA COZZONE FAMILY TRUST dated August 1, 2013, of the Village of Norridge, State of Illinois, Grantee(s) all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

WITNESSES: The Grantor(s) in consideration of Ten Dollars (\$10.00), receipt whereof is hereby duly acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said successor trustee(s), and of every other power and authority vested in the Grantor(s) hereunto enabling, do(es) hereby convey and quitclaim unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

UNIT 2201 AND PARKING SPACES 142 AND 143, A LIMITED COMMON ELEMENT, IN THE KINGSBURY ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL THAT PART OF LOTS 4 AND 5 IN THE NORTH 1/2 BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIED STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE Declaration OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0318227049, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
This is non homestead Property.

Permanent Index Number(s): **17-09-127-045-1101**
Property Address: **653 N. Kingsbury Street, Unit 2201, Chicago, Illinois**

SECTION 4, REAL ESTATE TRANSFER TAX ACT. 5

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining

Subject, however, to the general taxes for the year of 2013 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

IN WITNESS WHEREOF, the Grantor(s), and successor trustee(s) as aforesaid, has/have hereunto sets their hand(s) and seal the day and year first above written.

Dated this 1st day of August, 2013.

The Clotilde Cozzone Living Trust dated June 23, 2011

City of Chicago
Dept. of Finance
669144



Real Estate
Transfer
Stamp
\$0.00

By (SEAL)
Joseph A. Cozzone, successor trustee

6/24/2014 16:14
dr00762

Batch 8,329,832

UNOFFICIAL COPY

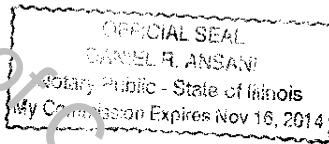
State of Illinois)
)ss
County of Cook)

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY THAT Joseph A. Cozzone, successor trustee under the provisions of a trust agreement dated the 23rd day of June, 2011 and known as The Clotilde Cozzone Living Trust, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, as such Trustee(s) for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of August, 2013.



Notary Public



My commission expires on :

PREPARED BY:
Daniel R. Ansani
1411 W. Peterson Avenue, Suite 202
Park Ridge, Illinois 60068

Date:

Buyer, Seller or Representative

TRUSTEE'S DEED
(Illinois)

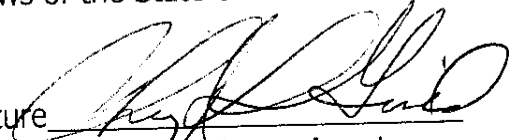
Property of Cook County Clerk's Office

UNOFFICIAL COPY

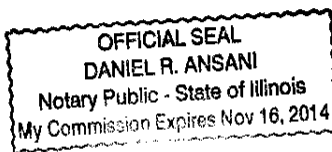
STATEMENT BY GRANTOR AND GRANTEE

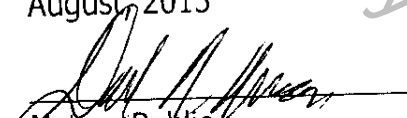
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 1, 2013

Signature 
Grantor or Agent


SUBSCRIBED & SWORN
to before me by the said
this 1st day of
August, 2013



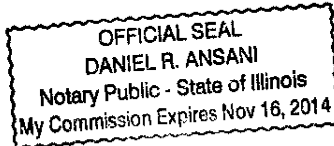

Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 August 1, 2013

Signature 
Grantee or Agent

SUBSCRIBED & SWORN
to before me by the said
this 1st day of
August, 2013




Notary Public

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)