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Prepared by:  
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11115 South Kedzie Ave.  
Chicago, IL 60655

Doc#: 1506945001 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/10/2015 08:18 AM Pg: 1 of 4

**QUIT CLAIM DEED IN TRUST**

Grantor, JAMES A. COZZI and ELIZABETH M. COZZI, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration conveys and quit claims to JAMES A. COZZI and ELIZABETH M. COZZI as TRUSTEE under the J&E COZZI FAMILY TRUST dated February 3, 2015, 6850 Ridge Point Drive, Oak Forest, IL 60452, the following described described real estate situated in the County of Cook and State of Illinois to wit:

See attached rider for legal description

Permanent Real Estate Index Number(s): 28-18-101-044-1049

Property Address: 6850 Ridge Point Drive, Oak Forest, IL 60452

to have and to hold said premises in fee simple forever.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, street, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desires; to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, dedicate, pledge or otherwise encumber said real estate or any part thereof; to lease said real estate or any part thereof from time to time, in possession or reversion, by leases to commence in present or further, and upon any terms and for any periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and terms and provision thereof at any time hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount or present or future rentals, to partition or to exchange said real estate or any part thereof for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easements appurtenant to said real estate or any part thereof and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to different from the ways above specified at any time hereafter.

In no case shall any party dealing with said trustee or any successor in trust in relation to said estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee or any successor in trust be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expedience of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, true deed, mortgage, lease or other instrument executed

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by the trustee or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitation contained in this indenture and in said trust agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee or successor in trust was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of, his or their predecessor in trust.

The interest of each beneficiary hereunder and under said trust agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds as aforesaid.

Dated this 7th day of March, 2015.

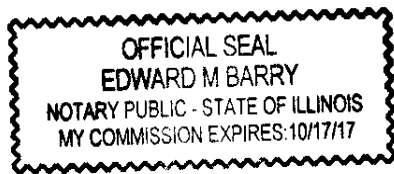
James A. Cozzi  
JAMES A. COZZI

Elizabeth M. Cozzi  
ELIZABETH M. COZZI

State of Illinois  
County of Cook

The undersigned, a notary public in the aforesaid County and State, hereby certifies that James A. Cozzi and Elizabeth M. Cozzi, 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 and delivered said instrument as a free and voluntary act for the uses and purposes therein set forth, including the waiver of the right of homestead.

Given under my hand and seal this 7th day of March, 2015.



Edward M. Barry  
Notary public

Send tax bills to: James A. Cozzi, 6850 Ridge Point Drive, Oak Forest, IL 60452  
After recording return to: James A. Cozzi, 6850 Ridge Point Drive, Oak Forest, IL 60452

Exempt under the provisions of paragraph (e)  
Section 200/31-45 Real Estate Transfer Tax Act

E M Barry 3/7/15  
Date Buyer, Seller or Representative

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## LEGAL DESCRIPTION

Unit No. 51-A and Garage Unit No. G-5-1A in the Ridge Point Condominiums as delineated on a survey of the following described real estate: that part of Lot 1 in Murden Meadows, being a subdivision of the North 5 acres of the South 10 acres of the North 20 acres of the East 1/2 of the Northwest 1/4 of Section 18, Townships 36 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 98725017 as amended from time to time together their undivided percentage interest in the common elements in Cook County, Illinois

Property Address: 6856 Ridge Point Drive, Oak Forest, IL 60452

Permanent Real Estate Index Number 28-18-101-044-1049

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

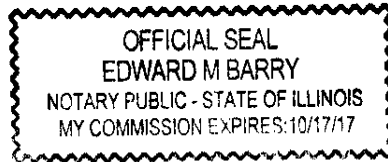
The grantor or his agent affirms that to best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold 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: March 7, 2015.

James A. Long  
Grantor or Agent

Signed and sworn to before me this 7<sup>th</sup> day of March, 2015.

Edward M Barry  
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 title to real estate under the laws of the State of Illinois.

Dated: March, 2015.

Edward M Barry  
Grantor or Agent

Signed and sworn to before me this 7<sup>th</sup> day of March, 2015.

Edward M Barry  
Notary public

