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Doc# 1735245021 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/18/2017 12:50 PM PG: 1 OF 5

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 876899

Mail Tax Statements To: Joseph A. Cozzone and Giovanna Cozzone Trustees of the Joseph A. Cozzone and Giovanna Cozzone Family Trust, dated August 1, 2013: 5004 N DENAL STREET, ~~HARWOOD HEIGHTS~~ IL, 60706
Norridge

EXEMPT: Sec. 200/31-45(e)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
12-11-323-021-0000

GENERAL WARRANTY DEED

Joseph A. Cozzone and Giovanna Cozzone, Trustees of the Joseph A. Cozzone and Giovanna Cozzone Family Trust, dated August 1, 2013, hereinafter grantors, whose tax-mailing address is 5004 N DENAL STREET, ~~HARWOOD HEIGHTS~~ IL, 60706, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to Joseph A. Cozzone and Giovanna Cozzone, Trustees of the Joseph A. Cozzone and Giovanna Cozzone Family Trust, dated August 1, 2013, hereinafter grantees, whose tax mailing address is 5004 N DENAL STREET, ~~HARWOOD HEIGHTS~~ IL, 60706, the following real property:
Norridge

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

NORRIDGE TRANSFER-PASSED	
Cert. #	<u>2017TS-7495</u>
Issued By:	<u>KT</u> Date: <u>8/8/17</u>

Rosa

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The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **1417544082, Recorded on 06/24/2014**

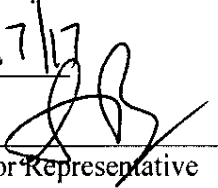
Property of Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 5/17/17


Buyer, Seller or Representative

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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Executed by the undersigned on 17 MAY, 2017:

Joseph A. Cozzone TRUSTEE OF THE
Joseph A. Cozzone and GIOVANNA
Cozzone FAMILY TRUST

Joseph A. Cozzone, Trustee of the ^{DATE AUGUST}
Joseph A. Cozzone and Giovanna ^{1, 2013}
Cozzone Family Trust, dated August
1, 2013

Giovanna Cozzone Trustee of the
Joseph A. Cozzone and Giovanna Cozzone
Cozzone Family Trust dated

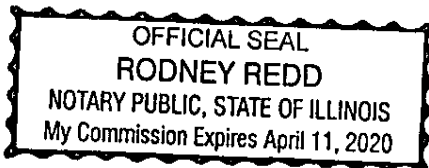
Giovanna Cozzone, Trustee of the
Joseph A. Cozzone and Giovanna
Cozzone Family Trust, dated
August 1, 2013

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 17 MAY, 2017 by **Joseph A. Cozzone** and **Giovanna Cozzone** are personally known to me or have produced DRIVERS LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Rodney Redd

Notary Public



PROPRIETY OF COOK County Clerk's Office

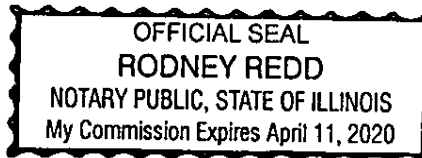
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STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 MAY 17, 2017

Joseph A. Cozzone - Giovanna Cozzone
Signature of Grantor or Agent



Subscribed and sworn to before

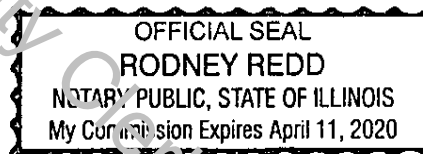
Me by the said JOSEPH A. COZZONE AND GIOVANNA COZZONE
this 17 day of MAY,
2017.

NOTARY PUBLIC Rodney Redd

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 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.

Date MAY 17, 2017

Joseph A. Cozzone - Giovanna Cozzone
Signature of Grantee or Agent



Subscribed and sworn to before

Me by the said JOSEPH A. COZZONE AND GIOVANNA COZZONE
This 17 day of MAY,
2017.

NOTARY PUBLIC Rodney Redd

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)