

# UNOFFICIAL COPY



## ILLINOIS STATUTORY QUIT CLAIM DEED

Doc# 1933733065 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/03/2019 04:11 PM PG: 1 OF 5

**THE GRANTOR, MADELINE COZZINI, Trustee of the Madeline Cozzini Declaration of Trust dated January 8, 1993,** for and in consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

**CONVEYS and QUIT CLAIMS to OSWALD COZZINI, Trustee of the Oswald Cozzini Declaration of Trust dated January 8, 1993,** 2023 W. Burr Oak Drive, Glenview, Illinois, 60025 the following described Real Estate, to wit:

**SEE ATTACHED EXHIBIT A**

**SUBJECT TO:** covenants, conditions and restrictions of record, and any unpaid real estate taxes not yet due, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Exempt under provisions of Paragraph (e), 35 ILCS 200/31-45, Property Tax Code.

Dated: July 30, 2019 By: [Signature]

Permanent Tax Identification No.: 04-26-200-045-0000

Property address: 2023 W. Burr Oak Drive, Glenview, IL 60025

Dated this 30<sup>th</sup> day of July, 2019

**MADELINE COZZINI DECLARATION OF TRUST DATED JANUARY 8, 1993**

x By: Madeline Cozzini  
**MADELINE COZZINI, Trustee**

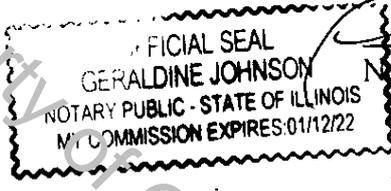
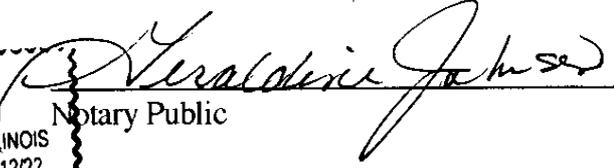
S Y  
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INTA V.  
DA-12-19

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STATE OF ILLINOIS ) ss.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Madeline Cozzini, Trustee of the Madeline Cozzini Declaration of Trust dated January 8, 1993**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act or the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 30<sup>th</sup> day of July, 2019.


  
 Notary Public

**Prepared By:**

Charles V. Muscarello, Esq.  
Muscarello Law, LLC  
4N645 School Road  
St. Charles, IL 60175

**Send subsequent tax bills to:**

Oswald Cozzini, Trustee of the Oswald Cozzini  
Declaration of Trust dated January 8, 1993  
2023 W. Burr Oak Drive  
Cicero, IL 60025

**Return to:**

Charles V. Muscarello, Esq.  
Muscarello Law, LLC  
4N645 School Road  
St. Charles, IL 60175-6508

REAL ESTATE TRANSFER TAX

21-Nov-2019

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

04-26-200-045-0000

| 20190901687515 | 1-236-781-408

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## EXHIBIT A

LOT 18 IN SUNSET VILLAGE UNIT #2, A SUBDIVISION OF PART OF THE EAST 1550 FEET OF THE NORTH EAST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT NO. 15729426, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-26-200-045-0000

Common Address: 2023 W. Burr Oak Drive, Glenview, IL 60025

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

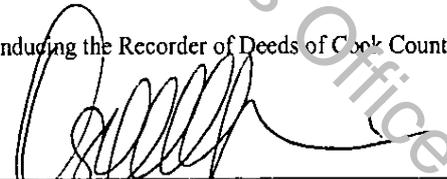
STATE OF ILLINOIS }  
 } SS  
 COUNTY OF COOK }

OSWALD COZZINI, being duly sworn on oath, states that he resides at 2023 W. Burr Oak Drive, Glenview, Illinois 60025. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
 OR  
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct legal descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

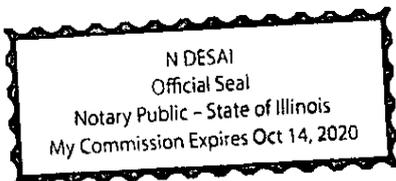
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

  
 \_\_\_\_\_  
 OSWALD COZZINI

SUBSCRIBED AND SWORN TO before me

this 15 day of August, 2019.

  
 \_\_\_\_\_  
 Notary Public



# UNOFFICIAL COPY

## 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: July 30, 2019

SIGNATURE: Madeline Cozzini x  
GRANTOR or AGENT  
Madeline Cozzini, Trustee of the Madeline Cozzini Declaration of Trust dated January 8, 1993

### GRANTOR NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

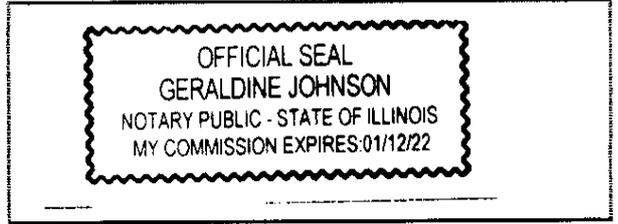
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Madeline Cozzini, Trustee

On this date of: July 30, 2019

NOTARY SIGNATURE: Geraldine Johnson

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: 08 15, 2019

SIGNATURE: Oswald Cozzini  
GRANTEE or AGENT  
Oswald Cozzini, Trustee of the Oswald Cozzini Declaration of Trust dated January 8, 1993

### GRANTEE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

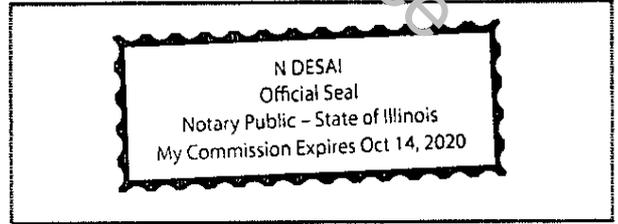
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Oswald Cozzini, Trustee

On this date of: 08 15, 2019

NOTARY SIGNATURE: Nes

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)**