

# UNOFFICIAL COPY



#2120822007D\*

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RHSP FEE:59.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/27/2021 10:18 AM PG: 1 OF 3

**PREPARED BY:**

CAROLE KROHN, ATTORNEY AT LAW  
O/B/O BC LAW FIRM P.A.  
415 BLUE SAGE CIRCLE  
STEAMBOAT SPRINGS, CO 80488

**RECORDATION REQUESTED BY:**

GIOVANNA M. COZZO AND ANDREA COZZO  
4709 N ANTHON AVENUE  
CHICAGO, IL 60656

FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 13 day of July, 2021, by first party **GIORGINA COZZO, AN UNMARRIED WOMAN, GIOVANNA M. COZZO, AND ANDREA COZZO, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, to second party **GIOVANNA M. COZZO AND ANDREA COZZO, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, of 4709 N ANTHON AVENUE, CHICAGO, IL 60656.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

**LOT 2, IN DAVID J. CAHILL'S ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

APN: 12-14-126-007-0000

PROPERTY ADDRESS: 4709 N ANTHON AVENUE, CHICAGO, IL 60656

**REAL ESTATE TRANSFER TAX**

27-Jul-2021 1 of 2



CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

12-14-126-007-0000 | 20210701607333 | 1-934-387-984

**REAL ESTATE TRANSFER TAX**

27-Jul-2021



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

12-14-126-007-0000 | 20210701607333 | 1-918-839-568

\* Total does not include any applicable penalty or interest due

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EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X *Giorgina Cozzo* *Giovanna M. Cozzo* *Giorgina Cozzo* 7/13/2021  
(Signature of buyer, seller, or representative) (Date)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

*Giorgina Cozzo*  
GIORGINA COZZO

*Giovanna M. Cozzo*  
GIOVANNA M. COZZO

*Andrea Cozzo*  
ANDREA COZZO

STATE OF ILLINOIS )  
COUNTY OF *Cook* ) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **GIORGINA COZZO, GIOVANNA M. COZZO AND ANDREA COZZO**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, 7/13/2021  
(seal)



*Safija Hodzic*  
Notary Public  
My Commission Expires 5/11/2024

Send Tax Bills to:  
GIOVANNA M. COZZO AND ANDREA COZZO  
4709 N ANTHON AVENUE  
CHICAGO, IL 60656

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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## 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: 7 13 1, 2021

SIGNATURE: Maddy Oliveira  
GRANTOR or AGENT

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

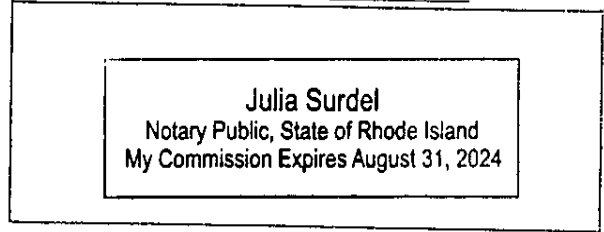
Subscribed and sworn to before me, Name of Notary Public: Julia Surdel

By the said (Name of Grantor): Giorgina Cozzo, GIOVANNA M. COZZO, Andrea Cozzo

On this date of: 7 13 1, 2021

NOTARY SIGNATURE: Julia Surdel

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: 7 13 1, 2021

SIGNATURE: Maddy Oliveira  
GRANTEE or AGENT

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

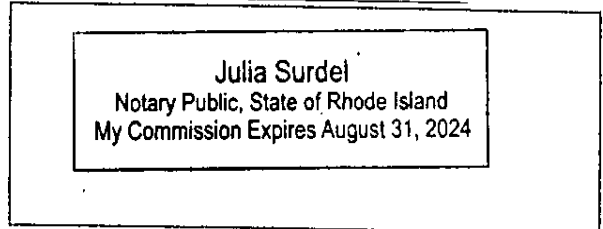
Subscribed and sworn to before me, Name of Notary Public: Julia Surdel

By the said (Name of Grantee): Giovanna M. Cozzo and Andrea Cozzo

On this date of: 7 13 1, 2021

NOTARY SIGNATURE: Julia Surdel

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)