

UNOFFICIAL COPY

Doc#: 2135701229 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2021 10:04 AM Pg: 1 of 3

Dec ID 20211101644300
ST/CO Stamp 0-471-554-704
City Stamp 1-503-369-872

Trustee's Deed

Illinois Statutory

Mail To:

Ivan Coss
2105 N Menard Ave.
Chicago, IL 60639

Name & Address of Taxpayer:

Ivan Coss
2105 N Menard Ave.
Chicago, IL 60639

The GRANTOR(s), IVAN COSS as TRUSTEE of the IVAN COSS REVOCABLE TRUST, dated 12/03/2020, under the provisions of a deed or deeds in trust recorded 07/22/2021, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and QUIT CLAIMS to IVAN COSS a married man, of 2105 N Menard Ave., Chicago, IL 60639, all interest in the following described real estate:

(Legal Description)

LOTS 33 AND 34 IN BLOCK 4 IN CENTRAL AVENUE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, LYING SOUTH OF GRAND AVENUE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-32-223-025-0000

Commonly Known As: 2120 North Mango Avenue, Chicago, Illinois 60639

NOT A HOMESTEAD PROPERTY.

TO HAVE AND TO HOLD said premises as Sole Ownership.

Dated this 17th day of November, 2021

Ivan Coss

Ivan Coss, as Trustee of the

IVAN COSS REVOCABLE TRUST dated 12/03/2020

FIRST AMERICAN TITLE
FILE # 3106309

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STATE OF ILLINOIS

SS

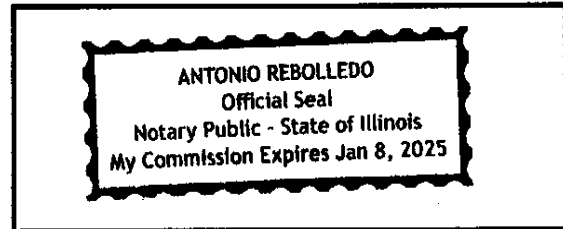
COUNTY OF COOK

I, the undersigned notary public, in and for said County, in the State aforesaid, CERTIFY THAT: Ivan Coss, as Trustee of the IVAN COSS REVOCABLE TRUST dated 12/03/2020 personally known to me to be the same person(s) whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 17th day of November, 2021.

My Commission Expires On: 1/8/25

Notary Public: 



NAME AND ADDRESS OF PREPARER:

Dreyfus Law Group
2040 N Harlem Ave
Elmwood Park, IL 60707

Exempt under Real Estate Transfer Law Tax
25 ILCS 200/31-45 sub paragraph E and Cook
County Ordinance 92-O-27 paragraph 5

Signature: 

Date: 11/17/21

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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: 11 | 17 | 20 21

SIGNATURE: Ivan Coss
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:

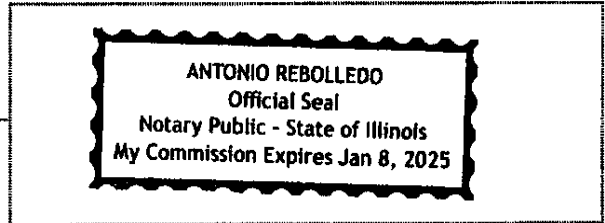
By the said (Name of Grantor): IVAN COSS as TRUSTEE of the IVAN COSS REVOCABLE TRUST

On this date of: 11 | 17 | 20 21

NOTARY SIGNATURE: [Signature]

ANTONIO REBOLLEDO

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: 11 | 17 | 20 21

SIGNATURE: Ivan Coss
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:

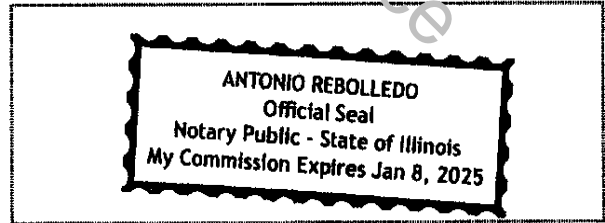
By the said (Name of Grantee): IVAN COSS

On this date of: 11 | 17 | 20 21

NOTARY SIGNATURE: [Signature]

ANTONIO REBOLLEDO

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)**)