

# UNOFFICIAL COPY

Doc#: 2201228115 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/12/2022 02:44 PM Pg: 1 of 6

*Apr-281272~*  
Exempt under provisions of  
Paragraph E, Section 31-45,  
Property Tax Code.

Dec ID 20220101695092

*Rita Cozza 12-17-21*  
Buyer, Seller, or Representative

When recorded, return deed to:  
Doma Insurance Agency, Inc.  
FKA States Title Agency, Inc.  
Recording Dept  
4 Park Plaza, Suite 1500  
Irvine, CA 92614

Mail tax bills to: *Thomas J. Cozza*  
10354 South 81st Avenue, Palos  
Hills, IL 60465

Prepared by Patrick Goodwin  
c/o Betters Law Firm PLLC  
800 Town & Country Blvd, Suite  
500  
Houston, TX 77024

Space above this line for Recorder's Use

## QUITCLAIM DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THE T&R COZZA FAMILY TRUST, 11/15/11, Thomas J. Cozza, Trustee & Rita C. Cozza, Trustee, whose address is 10354 South 81st Avenue, Palos Hills, IL 60465 ("Grantor(s)"), does hereby convey and quitclaim to Thomas Cozza and Rita Cozza, a married couple, with an address of 10354 South 81st Avenue, Palos Hills, IL 60465 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: LOT 40 IN LANDSDOWNE'S HICKORY HILLS SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAY THEREOF RECORDED AUGUST 19, 1957 AS DOCUMENT # 16988620, IN COOK COUNTY, ILLINOIS.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor by instrument recorded on 01/07/2016 at Doc#: 1600746060 with the Recorder of Cook County, Illinois.

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Permanent Index No: 23-14-221-023-0000

Property Address: 10354 South 81st Avenue, Palos Hills, IL 60465. This address is provided for informational purposes only

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 17<sup>th</sup> day of DECEMBER, 2021.

[Signature Page Follows]

FILE AFL-261272-0

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

GRANTOR(S):  
THE T&R COZZA FAMILY TRUST, 11/15/11

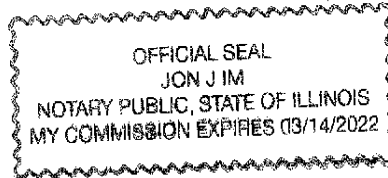
Thomas J. Cozza  
By: Thomas J. Cozza, Trustee

### ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

This instrument was acknowledged before me on this 17th day of DECEMBER 2021, by Thomas J. Cozza, Trustee of THE T&R COZZA FAMILY TRUST, 11/15/11.

[Signature]  
Notary Public



My Commission Expires: **03/14/2022**

This instrument was prepared by Patrick Goodwin, a licensed attorney in this state, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290 (without the benefit of title review). Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

\*\*\* Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.\*\*\*

12-17-21  
Date

Thomas J. Cozza  
Buyer, Seller, or Representative

# UNOFFICIAL COPY

GRANTOR(S):  
THE T&R COZZA FAMILY TRUST, 11/15/11

Rita C. Cozza  
By: Rita C. Cozza, Trustee

### ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

This instrument was acknowledged before me on this 17th day of DECEMBER, 2021, by Rita C. Cozza, Trustee of THE T&R COZZA FAMILY TRUST, 11/15/11.

Jon J. Im  
Notary Public



My Commission Expires: **03/14/2022**

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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: 12-17-21

SIGNATURE: Thomas J. Cozza  
GRANTOR or AGENT

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

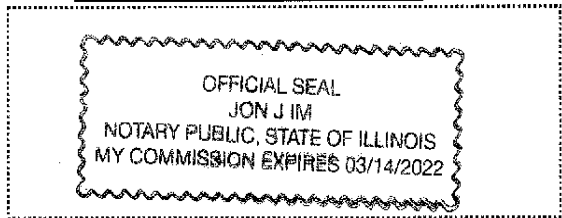
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): THOMAS J. COZZA

On this date of: DEC 17 2021

NOTARY SIGNATURE: [Signature]

### 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 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: 12-17-21

SIGNATURE: Rita C. Cozza  
GRANTEE or AGENT

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

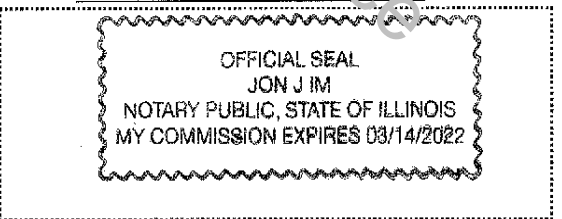
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): RITA C. COZZA

On this date of: DEC 17 2021

NOTARY SIGNATURE: [Signature]

### 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)

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

State of Illinois

County of Cook } ss.

THOMAS J. COZZA AND RITA C. COZZA, being  
duly sworn on oath, states that THEY resides at \_\_\_\_\_ . 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 in size which does not involve any new streets or easements of access.
3. The divisions 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 easements of 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 a public use.
8. Conveyances made to correct 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.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

SUBSCRIBED and SWORN to before me  
this 17th day of DECEMBER, 2021.  
[Signature]

Thomas J. Cozza  
Rita C. Cozza

