

# UNOFFICIAL COPY

Doc#: 2229345100 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/20/2022 01:23 PM Pg: 1 of 4

**QUIT CLAIM DEED**  
**Statutory (ILLINOIS)**  
**(Individual to Trust)**

Dec ID 20221001667716

City Stamp 1-409-900-880

**NAME AND ADDRESS OF  
TAXPAYER**

Mijenko Kozul and Zita Kozul  
2716 E. 97th. St.  
Chicago, IL 60617

(Above Space for Recorder's Use Only)

THE GRANTORS, MIJENKO KOZUL AND ZITA KOZUL, husband and wife, of 2716 E. 97th. St., Chicago, Illinois 60617, for the consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid,

**CONVEY and QUIT CLAIM to:**

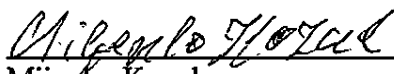
MIJENKO KOZUL AND ZITA KOZUL, husband and wife, as Co-Trustees of the Mijenko and Zita Kozul Living Trust dated March 1, 2022, of 2716 E. 97th. St., Chicago, Illinois 60617, not as tenants in common nor as joint tenants, but as tenants by the entirety, all interest in the real estate situated in Cook County, Illinois, commonly known as 2716 E. 97th. St., Chicago, Illinois 60617, and legally described as:

LOT THIRTY THREE (33) IN SOUTH CHICAGO GARDENS, A SUBDIVISION IN THE NORTH WEST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION 7, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ILLINOIS, ON APRIL 27, 1962, AS DOCUMENT NUMBER 2030777.

Permanent Real Estate Index Number(s): 26-07-168-033-0000

Address(es) of Real Estate: 2716 E. 97th. St., Chicago, Illinois 60617

Dated this 14 day of September, 2022

  
Mijenko Kozul

(SEAL)

  
Zita Kozul

(SEAL)

**REAL ESTATE TRANSFER TAX**

19-Oct-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

26-07-168-033-0000 | 20221001667716 | 1-409-900-880

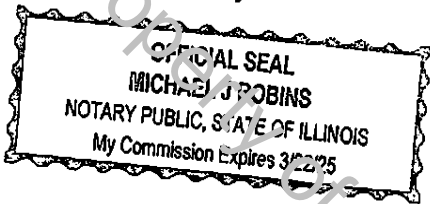
\* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mijenko Kozul and Zita Kozul personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in 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 14 day of September, 2022.



[Signature]  
Notary Public

MAIL TO:

Mijenko Kozul and Zita Kozul  
2716 E. 97th. St.  
Chicago, IL 60617

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH e SECTION 4, REAL ESTATE  
TRANSFER ACT.

DATE: 9/14/2022

[Signature]  
Signature of Buyer, Seller or Representative

OR

Recorder's Office Box No \_\_\_\_\_

This instrument was prepared by:  
Michael J. Robins, Esq., Robins & Assoc., 203 N. LaSalle St., Suite 2100 Chicago, IL 60601

# 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: 9 | 14 | 2022

SIGNATURE: *Michael J. Robins*  
GRANTOR or AGENT

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

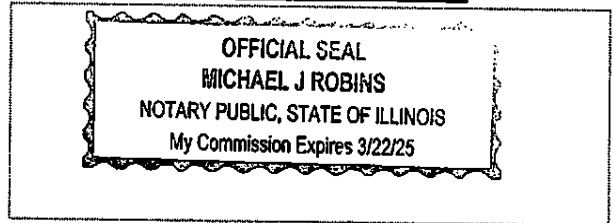
Subscribed and sworn to before me, Name of Notary Public: Michael J. Robins

By the said (Name of Grantor): MIJENKO KOZUL

On this date of: 9 | 14 | 2022

NOTARY SIGNATURE: *Michael J. Robins*

#### 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: 9 | 14 | 2022

SIGNATURE: *Michael J. Robins*  
GRANTEE or AGENT

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

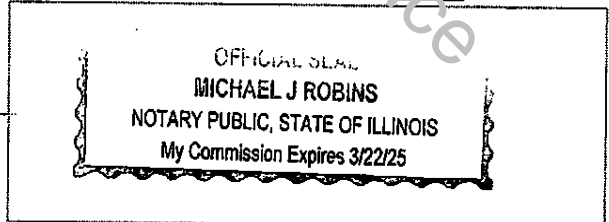
Subscribed and sworn to before me, Name of Notary Public: Michael J. Robins

By the said (Name of Grantee): MIJENKO KOZUL

On this date of: 9 | 14 | 2022

NOTARY SIGNATURE: *Michael J. Robins*

#### 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)**)

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DATED: 9 | 14 | 20 22

SIGNATURE: *MIJENKO KOZUL*  
GRANTOR or AGENT

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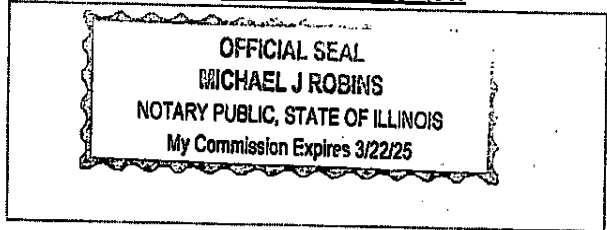
Subscribed and sworn to before me, Name of Notary Public: Michael J. Robins

By the said (Name of Grantor): MIJENKO KOZUL

On this date of: 9 | 14 | 20 22

NOTARY SIGNATURE: *[Signature]*

#### AFFIX NOTARY STAMP BELOW



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DATED: 9 | 14 | 20 22

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GRANTEE or AGENT

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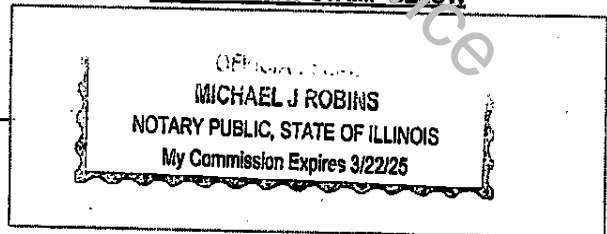
Subscribed and sworn to before me, Name of Notary Public: Michael J. Robins

By the said (Name of Grantee): MIJENKO KOZUL

On this date of: 9 | 14 | 20 22

NOTARY SIGNATURE: *[Signature]*

#### AFFIX NOTARY STAMP BELOW



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