

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Statutory (Illinois)  
(Individual to Trust)

Doc#: 2302746119 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/27/2023 02:07 PM Pg: 1 of 3

*STOMA*  
The Grantors, **ROBERT COZZO**  
and **BONITA COZZO**, husband  
and wife, of the City of Chicago,  
County of Cook, State of Illinois, for  
the consideration of Ten (\$10.00)  
Dollars, in hand paid, **CONVEY** and  
**QUIT CLAIM**, to the Grantees,  
**ROBERT COZZO** and **BONITA**  
**SUE COZZO**, husband and wife, as  
co-Trustees, of 5128 N. Mont Clare  
Ave, Chicago, IL 60656, or their  
successor in trust, under **THE**  
**COZZO LIVING TRUST**, dated  
January 26, 2023, and any  
amendments thereto, of which  
**ROBERT COZZO** and **BONITA**  
**SUE COZZO** are the primary  
beneficiaries, said beneficial interest  
to be held as TENANCY BY THE  
ENTIRETY.

Dec ID 20221201608711  
ST/CO Stamp 0-558-909-264  
City Stamp 0-960-022-352

All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to  
wit:

LOT 113 IN FOSTER HARLEM RESUBDIVISION OF PARTS OF BLOCKS 3, 6 AND 7 AND  
ALL OF BLOCKS 1, 8, 9 AND 10 IN VOLKBROS' GREATER HARLEM AVENUE  
SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 7,  
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED JULY 27,  
1950, AS DOCUMENT NO. 14861751, IN BOOK 384 OF PLATS, PAGE 33, IN COOK  
COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the  
State of Illinois. **TO HAVE AND TO HOLD** said premises forever subject to covenants,  
conditions and restrictions of record and to General Taxes for 2022 and subsequent years.

Permanent Real Estate Index Number:

13-07-303-040-0000

Property Address:

5128 N. Mont Clare Avenue  
Chicago, Illinois 60656

Dated this 26<sup>th</sup> day of January, 2023.

  
ROBERT COZZO

  
BONITA COZZO

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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, DO HEREBY CERTIFY that

**ROBERT COZZO and BONITA COZZO**

are personally known to me to be the same persons whose names are subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that they signed, sealed and delivered said 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 official seal, this 26<sup>th</sup> day of January, 2023.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Act

*[Handwritten Signature]*  
\_\_\_\_\_  
Buyer, Seller or Representative

**MAIL TO:**  
Robert & Bonita Cozzo  
5128 N. Mont Clare Ave.  
Chicago, IL 60656

**SEND SUBSEQUENT TAX BILLS TO:**  
Robert & Bonita Cozzo  
5128 N. Mont Clare Ave.  
Chicago, IL 60656

This instrument was prepared by the Law Offices of Garrido & Stoppa, P.C., 5310 N. Harlem, #210, Chicago, Illinois 60656.

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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: 01 | 26 | 2023

SIGNATURE: Robert Cozzo  
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:

Kenneth Stoppa

By the said (Name of Grantor): Robert Cozzo

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 26 | 2023

NOTARY SIGNATURE: [Signature]



### 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: 01 | 26 | 2023

SIGNATURE: Robert Cozzo  
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:

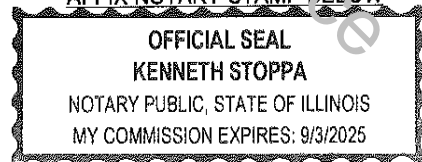
Kenneth Stoppa

By the said (Name of Grantee): Robert Cozzo, Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 26 | 2023

NOTARY SIGNATURE: [Signature]



### 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)**)