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Doc#: 2322013246 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2023 12:15 PM Pg: 1 of 4

**PREPARED BY AND AFTER RECORDING
RETURN TO:**

James V. Inendino, Esq.
McDonald Hopkins LLC
300 N. LaSalle Street
Suite 1400
Chicago, IL 60654

NAME AND ADDRESS OF TAXPAYER:

Gregory M. Cozzi
420 Winterhaven Court
Palatine, IL 60067

TRANSFER ON DEATH INSTRUMENT

We, Gregory M. Cozzi and Pamela Cozzi, husband and wife, of 420 Winterhaven Court, Palatine, Cook County, Illinois 60067, being of sound mind and memory, do hereby revoke any prior Transfer on Death Instruments for the residential real estate located at 420 Winterhaven Court, Palatine, Illinois (the "Property") and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the owners (the "Joint Owners") of the Property under a duly recorded trustee's deed dated August 1, 1990 and recorded August 22, 1990 as document number 90409267 in the county of Cook, State of Illinois, whereby we acquired title to the Property as JOINT TENANTS. The Property is legally described as follows:

LOT 2 IN WINTERHAVEN, BEING A SUBDIVISION OF LOT 25 IN ARTHUR T. MCINTOSH AND COMPANY'S QUENTINS ROAD FARMS, BEING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 02-21-413-032-0000

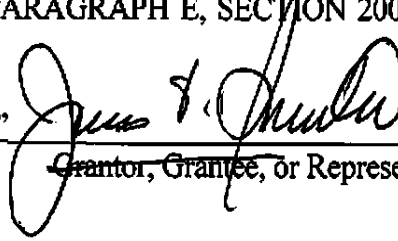
Address of Real Estate: 420 Winterhaven Court, Palatine, Illinois 60067

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of death of the surviving Joint Owner. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

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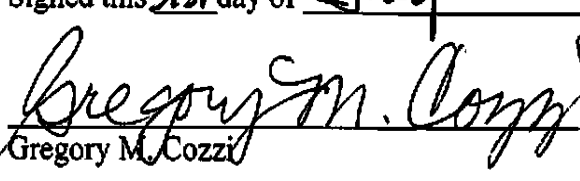
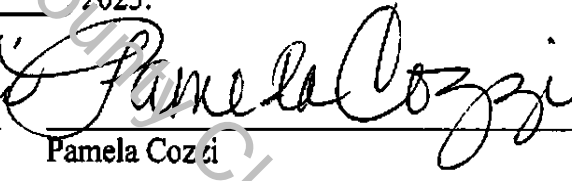
EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 200/31-45, REAL ESTATE TRANSFER TAX LAW.

July 31, 2023
Date

"X" 
Grantor, Grantee, or Representative


Upon the death of both Gregory M. Cozzi and Pamela Cozzi, then if Gregory M. Cozzi shall have survived Pamela Cozzi, we convey and transfer the Property to the then acting trustee of the Gregory M. Cozzi Trust dated November 16, 2022, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of Gregory M. Cozzi, or in the event Pamela Cozzi shall have survived Gregory M. Cozzi, we convey and transfer the Property to the then acting trustee of the Pamela Cozzi Trust dated November 16, 2022 to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of Pamela Cozzi. In the event of simultaneous death of Gregory M. Cozzi and Pamela Cozzi, we convey and transfer the Property as follows: an undivided 50% interest to the then acting trustee of the Gregory M. Cozzi Trust dated November 16, 2022 and an undivided 50% interest to the then acting trustee of the Pamela Cozzi Trust dated November 16, 2022 to be added to each respective trust's corpus and distributed in accordance with the terms thereof.

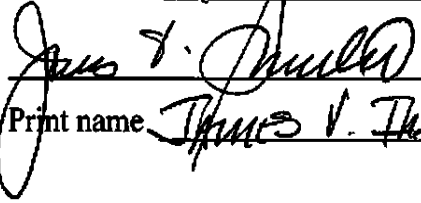
Signed this 31st day of July 2023.

 
Gregory M. Cozzi Pamela Cozzi

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Gregory M. Cozzi and Pamela Cozzi, the Joint Owners, as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Joint Owners were at the time of signing of sound mind and memory, executed the instrument as their free and voluntary acts, and were under no undue influence.

WITNESSES:

 residing at 2108 N. Juniper Lane
Print name Michele Juliano Arlington Heights, IL 60004

 residing at 2108 N. Juniper Lane
Print name James V. Thurler Arlington Heights, IL 60004

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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 Gregory M. Cozzi and Pamela Cozzi, husband and wife, the Joint Owners, and Michele Juliano and JAMES V. Freundlich, the witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31st day of JULY, 2023.

Sheri Minchuk
 Notary Public



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STATEMENT OF GRANTOR

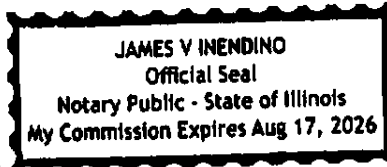
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: July 31, 2023

Gregory M. Corzini
Grantor or Agent

SUBSCRIBED AND SWORN to before me this 31st day of July, 2023.

James V. Inendino
NOTARY PUBLIC



STATEMENT OF GRANTEE

The grantee or its agent affirm that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated: July 31, 2023

Camela Bozzi
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 31st day of July, 2023.

James V. Inendino
NOTARY PUBLIC

