

# UNOFFICIAL COPY

Doc#. 2234055183 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/06/2022 02:23 PM Pg: 1 of 3

## WARRANTY DEED

A 11182022-2 1/1

### DOCUMENT PREPARED BY:

Attorney Marek Loza, Loza Law LLC  
2340 S. River Road, Suite 120  
Des Plaines, IL 60018  
Tel. (847) 297-9477

Dec ID 20221101688192  
ST/CO Stamp 0-328-361-296  
City Stamp 0-558-720-336

Grantor(s), **Joanna Fortuna**, f.k.a. **Joanna Jakubiak**, an unmarried woman, residing in Chicago, Illinois, and **Lucyna Jakubiak**, an unmarried woman, residing in Norridge, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency of which is hereby confirmed, CONVEY(S) and WARRANT(S) to **Joanna Fortuna**, an unmarried woman, residing in Chicago, Illinois, the following described Real Estate:

UNIT 412-W (THE "UNIT") AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (COLLECTIVELY THE "PARCEL"):

PARCEL 1: THAT PART OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE 3'D PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE 585.02 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST ¼ SAID POINT BEING 131.26 FEET SOUTH OF THE SOUTH LINE OF WEST LELAND AVENUE AS PER PLAT OF DEDICATION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2191649; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID WEST LELAND AVENUE, 28.24; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 135 DEGREES, 49 MINUTES, 55 SECONDS, WITH THE LAST DESCRIBED LINE (MEASURED FROM EAST TO SOUTH TO SOUTHWEST) A DISTANCE OF 14.34 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH MARIA COURT AS PER PLAT OF SCHORSCH FOREST VIEW UNIT 12 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2680138, 178 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 134 DEGREES, 54 MINUTES, 54 SECONDS WITH THE LAST DESCRIBED LINE (MEASURED FROM NORTH TO EAST TO SOUTHEAST) A DISTANCE OF 14.12 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID WEST LELAND AVENUE 29.46 FEET TO THE WEST LINE OF THE EAST 585.02 FEET OF SAID NORTHWEST ¼; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 219.98 FEET OF LOT 2 (MEASURED ALONG THE NORTH AND SOUTH LINES OF LOT 2) (EXCEPTING THERE FROM THE NORTH 100.04 FEET THEREOF) (AS MEASURED ON THE EAST AND WEST LINE OF LOT 2) IN SCHORSCH FOREST VIEW SHOPPING CENTER, BEING A SUBDIVISION IN THE EAST 535 FEET THE NORTH 1005 FEET OF THE EAST ½ OF THE NORTHWEST ¼ (AS MEASURED ALONG THE NORTH AND EAST LINES THE FRACTIONAL SECTION 14, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE 3'D PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 24, 1957, AS DOCUMENT NUMBER 1760355 IN COOK COUNTY, ILLINOIS.

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PARCEL 3: THE SOUTH 459.98 FEET OF THE NORTH 1005 FEET (MEASURED ALONG THE EAST AND WEST LINES) THE WEST 50.02 FEET OF THE EAST 585.02 FEET (MEASURED ALONG THE NORTH AND SOUTH LINES) OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE 3<sup>RD</sup> PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

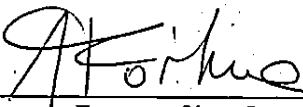
PIN: 12-14-112-025-1103 ADDRESS: 4623 N Chester Avenue, Unit 412-W, Chicago, IL 60656

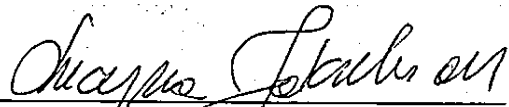
SUBJECT TO: (1) Real estate taxes that are not yet due and payable; (2) Covenants, conditions and restrictions of record; (3) Public and utility easements and building lines; (4) Governmental taxes or assessments for improvements not yet completed; and (5) Declaration of Condominium with all amendments, party wall rights and agreements, limitations and conditions imposed by the applicable condominium and/or association bylaws and installments due after the Closing of association assessments.

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph (e), Section 4, of the Illinois Real Estate Transfer Tax Act.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This Real Estate is not a homestead property and is not subject to the Homestead Exemption Laws of the State of Illinois with respect to Lucyna Jakubiak.

TO HAVE AND TO HOLD said real estate forever. Dated this November 15, 2022.

  
Joanna Fortuna, f.k.a. Joanna Jakubiak

  
Lucyna Jakubiak



State of Illinois, County of Cook ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Joanna Fortuna, f.k.a. Joanna Jakubiak, and Lucyna Jakubiak, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in persons, 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 November 15, 2022.



  
Notary Public

RETURN TO / MAIL TAX BILLS TO : Joanna Fortuna  
4623 N. Chester Avenue, Unit 412-W, Chicago, IL 60056

REAL ESTATE TRANSFER TAX		23-NOV-2022	
	COUNTY:	0.00	
	ILLINOIS:	0.00	
	TOTAL:	0.00	
12-14-112-025-1103   20221101688192   0-328-361-296			

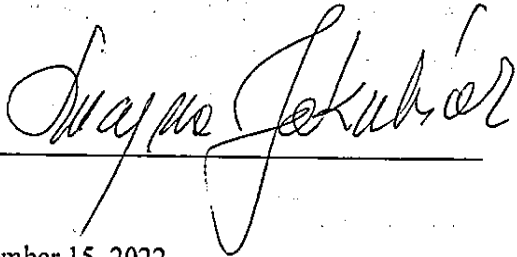
REAL ESTATE TRANSFER TAX		23-NOV-2022	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	
12-14-112-025-1103   20221101688192   0-558-720-336			
* Total does not include any applicable penalty or interest due.			

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## STATEMENT BY GRANTOR AND GRANTEE

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 the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to conduct business or acquire and hold title to real estate in Illinois, a partnership authorized to conduct business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to conduct business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 15, 2022

Signature: 

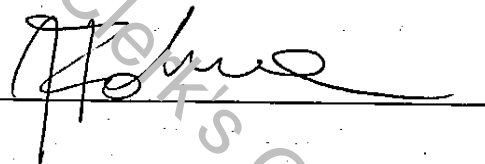
Subscribed and sworn to before me by said Grantor this November 15, 2022.



Notary Public: 

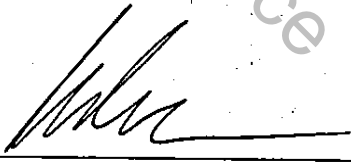
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to conduct business or acquire and hold title to real estate in Illinois, a partnership authorized to conduct business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to conduct business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 15, 2022

Signature: 

Subscribed and sworn to before me by said Grantee this November 15, 2022.



Notary Public: 

NOTE: 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 a class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)