

# UNOFFICIAL COPY

**WARRANTY DEED  
STATE OF ILLINOIS  
COUNTY OF COOK**



Doc# 2301022016 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/10/2023 10:29 AM PG: 1 OF 3

THE GRANTOR,

KATRINA D. FORTIS, Unmarried  
2359 N. Sayre Avenue  
Chicago, IL 60707

(The Above Space For Recorder's Use Only)

of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

KATRINA D. FORTIS, Trustee, or her successors in interest, of the KATRINA D. FORTIS Living Trust dated December 13, 2022, and any amendments thereto.

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

**See Legal Description Attached Herein as Exhibit A**

Subject to: General real estate taxes, covenants, conditions, restrictions of record.

Permanent Index Number (PIN): 13-31-103-008-0000

Address of Real Estate: 2359 N. Sayre Avenue  
Chicago, IL 60707

DATED this 13 day of December, 2022

KATRINA D. FORTIS

ACCEPTANCE

The foregoing transfer of title/conveyance is hereby accepted by KATRINA D. FORTIS of 2359 N. Sayre Avenue, Chicago, IL and as Trustee under the provisions of the KATRINA D. FORTIS Living Trust dated December 13, 2022.

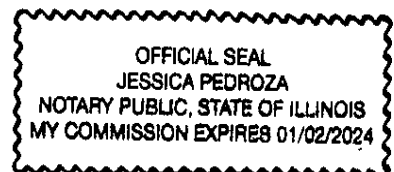
KATRINA D. FORTIS, Trustee

State of Illinois, County of Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Katrina D. Fortis** 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 the 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 13<sup>th</sup> day of Dec, 2022.  
Commission expires 1-2-2024

NOTARY PUBLIC





This instrument was prepared by Anthony J. Madonia/Anthony J. Madonia & Associates, Ltd. 2700 S. River Rd., Ste. 115, Des Plaines, IL 60018


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## EXHIBIT A

THE NORTH 37 FEET OF LOT 9 BLOCK 3 IN MONTCLARE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: COMMONLY KNOWN AS: 2359 NORTH SAYRE, CHICAGO, IL 60707.

Permanent Index Number(s): 13-13-103-008-0000  
Property Address: 2359 N. Sayre Avenue, Chicago, IL 60707

REAL ESTATE TRANSFER TAX		10-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-31-103-008-0000   20221201622144   1-4-2023		

REAL ESTATE TRANSFER TAX		10-Jan-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-31-103-008-0000   20221201622144   0-068-571-984		

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

Exempt under provisions of Paragraph ε  
Section 31-45, Property Tax Code.

12/13/22  
Date                      Buyer,                      Seller or Representative

### MAIL TO:

Anthony J. Madonia & Associates, Ltd.  
ATTN: JESSICA PEDROZA  
2700 S. River Road, Suite 115  
Des Plaines, IL 60018

### SUBSEQUENT TAX BILL TO:

**Grantees**  
Katrina D. Fortis, Trustee  
2359 N. Sayre  
Chicago, IL 60707

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## STATEMENT BY GRANTOR AND GRANTEE

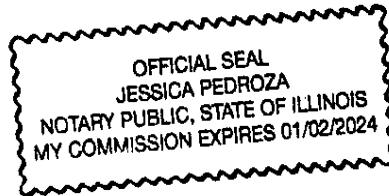
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Dec. 13, 2022

Signature: *Jessica Pedroza*  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent this  
13 day of Dec., 2022.

*Jessica Pedroza*  
NOTARY PUBLIC



The Grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated Dec. 13, 2022

Signature: *Jessica Pedroza*  
Grantee or Agent

Subscribed and sworn to before me by the  
said Agent this  
13 day of Dec., 2022.

*Jessica Pedroza*  
NOTARY PUBLIC

