

# UNOFFICIAL COPY

Doc#. 2333306217 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/29/2023 12:20 PM Pg: 1 of 3

## DEED IN TRUST

411172023

### DOCUMENT PREPARED BY:

Attorney Marek Loza, Loza Law LLC  
2340 S. River Road, Suite 120  
Des Plaines, IL 60018  
Tel. (847) 297-9977

Dec ID 20231101672736  
ST/CO Stamp 0-647-163-856  
City Stamp 0-413-790-160

Grantor, **Joanna M. Fortuna**, a.k.a. **Joanna Fortuna**, an unmarried woman, residing in Chicago, Illinois, for and in consideration of the sum of Ten dollars (\$10.00) in hand paid, and other good and valuable consideration receipt and sufficiency of which is hereby duly acknowledged, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto to the **Joanna M. Fortuna as Trustee of Joanna M. Fortuna Trust dated November 16, 2025**, 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

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OF COOK COUNTY, ILLINOIS ON SEPTEMBER 24, 1957, AS DOCUMENT NUMBER 1760355 IN COOK COUNTY, ILLINOIS.

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

together with the tenements and appurtenances thereunto belonging.



SUBJECT TO: (1) General real estate taxes not due and payable at the time of conveyance; (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 laws and association assessments.

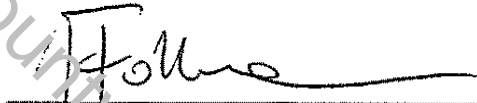
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

TO HAVE AND TO HOLD said real estate forever.

Signed this 16<sup>th</sup> day of November 2023.


REAL ESTATE TRANSFER TAX		22-NOV-2023	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
12-14-112-025-1103   20231101672736   0-647-163-856			

  
 Joanna M. Fortuna, a/k/a Joanna Fortuna


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 M. Fortuna, a/k/a/ Joanna Fortuna, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as his 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 16, 2023



  
 Notary Public

RETURN TO / MAIL TAX BILLS TO : Joanna M. Fortuna, as Trustee  
4623 N. Chester Avenue, Unit 412-W, Chicago, IL 60656

REAL ESTATE TRANSFER TAX		22-NOV-2023	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
12-14-112-025-1103   20231101672736   0-413-790-160			

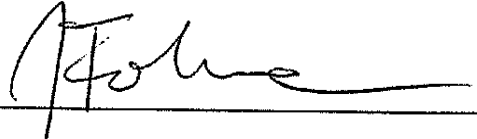
\* Total does not include any applicable penalty or interest due.

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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 16, 2023, 2023

Signature: 

Subscribed and sworn to before me by said Grantor this November 16, 2023, 2023.



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 16, 2023, 2023

Signature: 

Subscribed and sworn to before me by said Grantee this November 16, 2023, 2023.



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.)