

UNOFFICIAL COPY

A19-10448V
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1914847012 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/28/2019 09:27 AM Pg: 1 of 2

Dec ID 20190501669067
ST/CO Stamp 0-157-183-904 ST Tax \$550.00 CO Tax \$275.00
City Stamp 1-833-312-160 City Tax: \$5,775.00

Mail to:

SEAN FERGUS
ATTORNEY AT LAW
2239 DEERPATH DRIVE
ELGIN, IL 60123

Name & Address of Taxpayer:

JOHN LUND III
D
2721 W BYRON STREET
CHICAGO, IL 60618

(Space for Recorder's Use)

THE GRANTOR(S), **RODERICK REXFORD MENOR**, single person

of the CITY of **CHICAGO**, County of **COOK**, State of **Illinois**

for and in consideration of **TEN DOLLARS AND NO/100THS** DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), **JOHN LUND III MARRIED TO SHUA SIDDIQUI, HIS WIFE**

(Grantee's Address) **2721 W BYRON STREET, CHICAGO, IL 60618**

of the CITY of **CHICAGO**, County of **COOK**, State of **IL**

in the form of ownership: **TENANTS BY THE ENTIRETY**

all interest in the following described real estate situated in the County of **COOK**, in the State of Illinois to wit:

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, AFORESAID; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, AFORESAID; THENCE SOUTH 01 DEGREES 31 MINUTES 40 SECONDS EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE CONTINUING SOUTH 01 DEGREES 34 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, 270.03 FEET, THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG A LINE THAT IS 270.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF IRVING PARK ROAD, 154.89 FEET TO THE POINT OF BEGINNING. THENCE NORTH 00 DEGREES 40 MINUTES 33 SECONDS WEST, 63.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, 34.00 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 33 SECONDS EAST, 63.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS WEST, 34.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT IF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS' ASSOCIATION RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT, LLC, AN ILLINOIS LIMITES LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS AND EGRESS AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN, IN COOK COUNTY, ILLINOIS

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois

Permanent Index Number(s): **13-24-200-069-0000**

Property Address: **2721 W BYRON STREET, CHICAGO, IL 60618**

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Dated this 20 day of MAY, 2019

(Seal) _____ (Seal)
Roderick Rexford Menor
RODERICK REXFORD MENOR
 (Seal) _____ (Seal)

(NOTE: Please type or print names below all signatures.)

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
RODERICK REXFORD MENOR

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 20 day of MAY, 2019

[Signature]

 Notary Public

My commission expires: 7/17/19



COOK COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANTHONY N PANZICA
ATTORNEY AT LAW
2510 W IRVING PARK ROAD SUITE A
CHICAGO, IL 60618

Exempt under provisions of Paragraph _____
 Section 4, Real Estate Transfer Tax Act.
 Date: _____
 Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		22-May-2019
COUNTY:	ILLINOIS:	275.00
	ILLINOIS:	550.00
	TOTAL:	825.00
13-24-200-069-0000 20190501689067		0-157-183-904

REAL ESTATE TRANSFER TAX		22-May-2019
CHICAGO:	CTA:	4,125.00
	CTA:	1,050.00
	TOTAL:	5,175.00
13-24-200-069-0000 20190501689067		1-833-312-1104

INFO-PRO (800)655-2021 www.infoproforms.com

* Total does not include any applicable penalty or interest due