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Doc#: 2122241197 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2021 03:07 PM Pg: 1 of 3

WARRANTY DEED

Statutory

Individual to Individual

Dec ID 20210801624314
ST/CO Stamp 1-059-674-896 ST Tax \$640.00 CO Tax \$320.00
City Stamp 0-865-601-296 City Tax: \$6,720.00

1/2
THE GRANTORS, BRYAN ARMSTRONG and
KERRY ARMSTRONG, A Married Couple, of the
City of ~~ELMHURST~~ County of DUPAGE, State
of IL, for and in consideration of TEN
AND NO/100 (\$10.00) DOLLARS, and other good
and valuable considerations in hand paid,
CONVEY and WARRANT to DAVID TYNAN
and TRACY L. TYNAN as: husband and wife
the following described Real Estate situated in the
County of COOK, in the State of Illinois, to wit:

as tenants by
the entirety

SEE ATTACHED LEGAL DESCRIPTION


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO, IF ANY: Covenants, conditions, and restrictions of record; public/private and utility easements; existing leases
and tenancies, acts done by or suffered through Buyer; special assessments confirmed and unconfirmed, existing leases and
tenancies and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 14-30-407-141-0000

Address of Real Estate: 2640 N. HARTLAND COURT CHICAGO, IL 60614

DATED this 30 day of July, 2021.

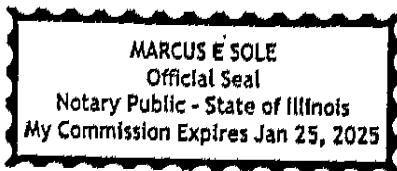
 (SEAL)
BRYAN ARMSTRONG

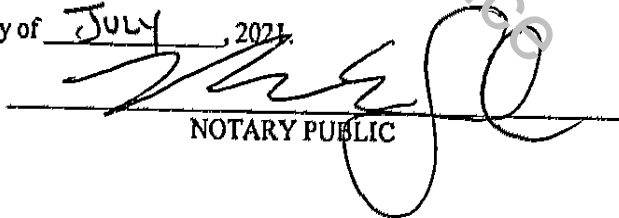
 (SEAL)
KERRY ARMSTRONG

STATE OF ILLINOIS
COUNTY OF DUPAGE) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRYAN ARMSTRONG and KERRY ARMSTRONG, 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 30 day of JULY, 2021.




NOTARY PUBLIC

This Instrument was prepared by: JAKUBCO RICHARDS & JAKUBCO P.C., 2224 W. Irving Park Road, Chicago, IL 60618.

MAIL TO:

David and Tracy L. Tynan
2640 N. Hartland Court
Orzo, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

← Same

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LEGAL DESCRIPTION RIDER

Permanent Index Number:

Property ID: 14-30-403-145-0000

Property Address:2640 N. Hartland Court
Chicago, IL 60614**Legal Description:**

PARCEL 1: LOT TH-14 IN THE HARTLAND PARK SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 3 IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 2004 AS DOCUMENT NO. 0435534098, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HARTLAND PARK TOWNHOMES RECORDED OCTOBER 26, 2005 AS DOCUMENT NO. 0529903128, FOR SUPPORT, PARTY WALLS, UTILITIES, ACCESS AND PUBLIC SERVICES AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN..

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HARTLAND PARK TOWNHOMES RECORDED AS DOCUMENT NO. 0529903128, FOR ACCESS TO AND USE OF TH-STAIR-2.

PARCEL 4: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HARTLAND PARK MASTER HOMEOWNERS ASSOCIATION RECORDED OCTOBER 11, 2005 AS DOCUMENT NO. 0523418110 AND RE-RECORDED AS DOCUMENT NO. 05-28527027 AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL 5: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM SAID PARCEL AS CREATED BY DEED FROM NORTHWESTERN TERRA COTTA COMPANY TO RIZZO BROTHERS WAREHOUSE CORPORATION AS CREATED BY DEED RECORDED OCTOBER 8, 1953 AS DOCUMENT NO. 15751224 AND AMENDMENT BY AGREEMENT RECORDED AS DOCUMENT NO. 90188588 AND RE-RECORDED AS DOCUMENT NO. 90235681 AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN..

PARCEL 6: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE GRANT OF EASEMENTS DATED JULY 15, 1983 AND RECORDED OCTOBER 5, 1983 AS DOCUMENT NO. 26809313 AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL 7: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE GRANT OF EASEMENTS RECORDED AS DOCUMENT NO. 26809313 AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN..

PARCEL 8: EASEMENTS FOR OPERATION, MAINTENANCE, REPAIR, INSPECTION AND REPLACEMENT OF EXISTING TELEPHONE, ELECTRIC, GAS, WATER, SEWER AND SPRINKLER SYSTEM LINES AND INSTALLATION FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT AGREEMENT DATED JULY 15, 1983 AND RECORDED OCTOBER 5, 1983 AS DOCUMENT NO. 26809313 AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL 9: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED LAND AS SET FORTH IN THE GRANT OF EASEMENTS DATED JULY 15, 1983 AND RECORDED OCTOBER 5, 1983 AS DOCUMENT NO. 26809313 AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL 10: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED LAND AS SET FORTH IN THE GRANT OF EASEMENTS DATED JULY 15, 1983 AND RECORDED OCTOBER 5, 1983 AS DOCUMENT NO. 26809313 AS MORE FULLY DESCRIBED THEREIN AND

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ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL 11: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED LAND AS SET FORTH IN THE GRANT OF EASEMENTS DATED JULY 15, 1983 AND RECORDED OCTOBER 5, 1983 AS DOCUMENT NO. 26809313 AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL 12: (HERMITAGE SOUTH PARCEL) EASEMENT FOR INGRESS AND EGRESS AND TO INSTALL, MAINTAIN, REPAIR AND REPLACE UTILITIES OVER THE EAST 21 FEET OF THE LAND

PARCEL 13: (HERMITAGE SOUTH PARCEL) EASEMENT FOR THE EGRESS AND EGRESS OVER THE EAST 21 FEET OF THE LAND

PARCEL 14: EASEMENT FOR INGRESS AND EGRESS CREATED BY THE PLAT OF SUBDIVISION RECORDED AUGUST 1, 2003 AS DOCUMENT NO. 0321318043 AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

Property of Cook County Clerk's Office