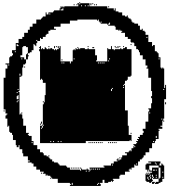


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Chicago Title Insurance Company

**Warranty DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

Doc#: 2213307201 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/13/2022 12:36 PM Pg: 1 of 2

Dec ID 20220501605199
ST/CO Stamp 1-711-943-568 ST Tax \$610.00 CO Tax \$305.00
City Stamp 0-297-021-328 City Tax: \$6,405.00

THE GRANTORS, John Danford Lund, III, Trustee of the John Danford Lund, III Living Trust dated June 3, 2021 and **Shua Siddiqui Lund**, Trustee of the Shua Siddiqui Lund Living Trust dated June 3, 2021 of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to **Jeffery Hulbert and Emily Hulbert, husband and wife, as TENANTS BY THE ENTIRETY** (Grantee's Address) 2721 W. Byron St, Chicago, IL, Cook, 60618-3745 of the County of Cook, 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 QUARTER 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 QUARTER OF SECTION 24, AFORESAID; THENCE NORTH 89° 19' 27" 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 QUARTER OF SECTION 24, AFORESAID; THENCE SOUTH 01° 31' 40" EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE CONTINUING SOUTH 01° 34' 40" EAST ALONG THE WEST LINE OF SAID LOT 2, 270.03 FEET, THENCE NORTH 89° 19' 27" 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° 40' 33" WEST, 63.00 FEET; THENCE NORTH 89° 19' 27" EAST, 34.00 FEET; THENCE SOUTH 00° 40' 33" EAST, 63.00 FEET; THENCE SOUTH 89° 19' 27" WEST, 63.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR THE BENEFIT OF 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 LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022

CT# 22060699007962 WJLAN


UNOFFICIAL COPY

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

Address of Real Estate: 2721 W. Byron St., Chicago, Illinois 6018-3745

Dated this 5 day of May 2022.

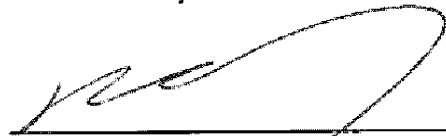

John Danforth Lund III, Trustee of the John Danforth Lund, III Living Trust, dated June 3, 2021.


Shua Siddiqui Lund, Trustee of the Shua Siddiqui Lund Living Trust, dated June 3, 2021.

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **John D. Lund III and Shua Siddiqui Lund** personally known to me to be the person(s) whose name(s) were 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 _____ day of May, 2022.



Notary Public)

Prepared By:
Sean P. Fergus
Law Offices of Sean P. Fergus LLC.
100 Illinois Street, Ste. 200
St. Charles, Illinois 60174
(847)421-4601
Sean@Ferguslawllc.com



Mail To:

*Jeff and Emily Hulbert
2721 W. Byron St.
Chicago, IL 60618-3745*

Name and Address of Taxpayer:
Jeffery J. Hulbert and Emily Hulbert
2721 W Byron St
Chicago, IL, 60618-3745