

C+2325A180015  
LP



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY



\*2323506013\*

Doc# 2323506013 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/23/2023 09:26 AM PG: 1 OF 3

Property of Cook County Clerk's Office

THE GRANTORS, Greta Suss and Chadwick Suss, husband and wife, as tenants in the entirety, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANT(S) to GRANTEES Kyle Tum Suden and Kathleen H. TumSuden, husband and wife, as 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:

J. [ See attached Exhibit A ]

**SUBJECT TO:**

covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declarations and by-laws; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 14-29-302-159-1060

Address of Real Property: 2726-B N. Janssen Avenue, Chicago, IL 6066060614

Dated this 17 day of August, 2023

Greta Suss  
Chadwick Suss

REAL ESTATE TRANSFER TAX 21-Aug-2023

		COUNTY:	449.50
		ILLINOIS:	899.00
		TOTAL:	1,348.50

14-29-302-159-1060 | 20230801604577 | 1-672-373-712

REAL ESTATE TRANSFER TAX 21-Aug-2023

	CHICAGO:	6,742.50
	CTA:	2,697.00
	TOTAL:	9,439.50 *

14-29-302-159-1060 | 20230801604577 | 0-536-716-752

Total does not include any applicable penalty or interest due.

WISCONSIN  
STATE OF ILLINOIS  
COUNTY OF COOK ss.

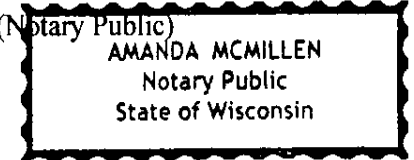
# UNOFFICIAL COPY

Walworth

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Greta Suss, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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 12<sup>th</sup> day of August, 2023

*Amanda McMillen* (Notary Public)

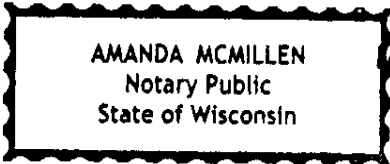


My Commission Expires  
July 8, 2025

STATE OF Wisconsin  
COUNTY OF Walworth ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chadwick Suss, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 12<sup>th</sup> day of August, 2023



My Commission Expires July 8, 2025 *Amanda McMillen* (Notary Public)

**Prepared By:** Jonathan Strauss  
20 N. Clark Street  
Suite 3300  
Chicago, Illinois 60602  
Tel.: 312-578-0562  
IL Bar Code 3125729

**Mail To:** J.  
Kyle Tum Suden  
Kathleen H. TumSuden  
2726 -B N. Janssen Ave.  
Chicago IL ~~60600~~ 60614

Cook County Clerk's Office

# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GSA080015LP

For APN/Parcel ID(s): 14-29-302-159-1060

UNIT NUMBER 2724-C IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE FOLLOWING DESCRIBED LAND: LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF LOTS 2 AND 3 (EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET) IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 ALSO LOT 1 IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 AFORESAID, ALSO LOTS 16 THROUGH 19 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, ALSO LOTS 14 THROUGH 18 AND THE NORTH/SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 14 AND 15 IN SUBDIVISION OF LOT 1 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88248725 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

County Clerk's Office