

2195C1051911P

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WARRANTY DEED Statutory (Illinois)

ET 2024

Mail to:

Dreyfus Law Group
2040 N. Harlem Ave
Elmhurst, IL 60120

Doc# 2417218203 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/20/2024 11:44 AM Pg: 1 of 3

Dec ID 20240601628777
ST/Co Stamp 1-661-943-088 ST Tax \$195.00 CO Tax \$97.50
City Stamp 1-125-072-176 City Tax \$2,047.50

Name & address of taxpayer:

~~Daniel Yoon~~ AMEVI RANDOLPH
3400 Sunnyside, Unit G
Chicago, IL 60625

THE GRANTOR(S) Kyle T. Shufflin, married to Samantha Shufflin, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Amevi Randolph, of 3400 Sunnyside, Unit G, Chicago, IL 60625 (address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**An Unmarried Person*

PARCEL 1:

UNIT 3400-G, IN WEST SUNNYSIDE PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 23 AND 24 IN BLOCK 1 IN A.H. HILL AND COMPANY'S NORTHWESTERN ELEVATED ROAD ADDITION, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 22, 2005, AS DOCUMENT 0535618005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-1, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines zoning ordinances, public right of ways for roads and highways.

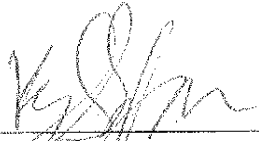
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s) 13-14-216-032-1001
Property address: 3400 Sunnyside, Unit G, Chicago, IL 60625

The undersigned, Samantha Shufflin, Being the spouse of the Grantor, hereby waives all present or future interest, right and title which he/she may currently possess or acquire in the future in the property out of his/her homestead rights, marital property rights, curtesy or dower. If any property interest is created through operation of law or otherwise, the undersigned, agrees that this instrument is consented to and is valid as to the entire parcel.

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DATED this 31 day of May, 2024.



Kyle T. Shuflin



Samantha Shuflin

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State of IL, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kyle T. Shuflin and Samantha Shuflin



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

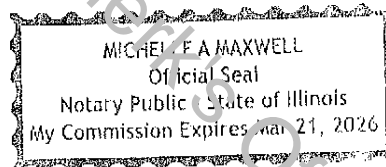
Given under my hand and official seal this 31 day of May, 2024.

Commission expires



Michelle Maxwell

Recorder's Office Box No.



NAME AND ADDRESS OF PREPARER:
Thomas Magarian
The Law Offices of Thomas Magarian P.C.
2623 W. Winnemac Ave, Suite 100
Chicago, IL 60625

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LEGAL DESCRIPTION

Order No.: 24GSC165101LP

For APN/Parcel ID(s): 13-14-216-032-1001

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WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 22, 2005, AS DOCUMENT 0535618005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office