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Doc#. 1734047049 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 12/06/2017 10:02 AM Pg: 1 of 3

Dec ID 20171101662166

ST/CO Stamp 1-211-910-176 ST Tax \$293.00 CO Tax \$146.50

City Stamp 0-233-566-144 City Tax: \$3,076.50

WARRANTY DEED

PLEASE RETURN TO:

Melanie Davis 5608 S. Racine Chicago, IL 60636

SEND SUBSEQUENT TAX BILL TO:

David Rojas, Jr. and Sandy Tran 4320 S. Map¹. wood Ave. Chicago, IL 60032

INSTRUMENT PREPARED BY:

Olivia Cheng 828 W. 31st St., Ste. C4 Chicago, Illinois 60608

THE GRANTOR,

OPTIMUM CONCEPT, LLC, an like ois limited liability company, in consideration of Ten and 00/100 dollars and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEES, **DAVID ROJAS**, and **SANDY TRAN**, not as tenants in common but as joint tenants, all interest in the following described Peal Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: See "Exhibit A"

Common Address: 4320 S. Maplewood Ave, Chicago, IL 60632

PIN: 19-01-404-031-0000

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) applicable ordinances of the local municipality; (f) special taxes or assessments not yet levied; (g) acts done by or suffered through buyer.

Grantor hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these present this 29 day of November, 2017.

OPTIMUM CONCEPT, LLC

LUNG KIANG HUI.

Its authorized member

STATE OF ILLINOIS A

COUNTY OF COOK

I, the undersigned, a Novary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LUNG KIANG HUI**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the paid instrument, as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 23 day of November, 2017.

ANDMIRA METANI Official Seal Notary Public – State of Illinois My Commission Expires Jan 10, 2021

NOTARY PUBLIC

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EXHIBIT A LEGAL DESCRIPTION

Order No.: 17PSA579009LP

For APN/Parcel ID(s): 19-01-404-031-0000

LOT 43 IN BLOCK 4 IN MCINTOSH BROTHERS WESTERN AVENUE BOULEVARD ADDITION, A SUBDIVISION OF BLOCKS 1 TO 8 INCLUSIVE IN EGLEHART'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.