

UNOFFICIAL COPY

Doc#: 1734047049 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/06/2017 10:02 AM Pg: 1 of 3

WARRANTY DEED

PLEASE RETURN TO:

Melanie Davis
5608 S. Racine
Chicago, IL 60636

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

SEND SUBSEQUENT TAX BILL TO:

David Rojas, Jr. and Sandy Tran
4320 S. Maplewood Ave.
Chicago, IL 60632

INSTRUMENT PREPARED BY:

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

THE GRANTOR,

OPTIMUM CONCEPT, LLC, an Illinois 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 Real 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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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.

Property of Cook County Clerk's Office