

# UNOFFICIAL COPY

Doc#. 1818025017 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/29/2018 10:32 AM Pg: 1 of 3

## WARRANTY DEED

PLEASE RETURN TO:

Roger Tsang  
2912 S. Wentworth Avenue  
Chicago, IL 60616

Dec ID 20180601610287  
ST/CO Stamp 2-035-225-376 ST Tax \$361.00 CO Tax \$180.50  
City Stamp 2-000-315-168 City Tax: \$3,790.50

SEND SUBSEQUENT TAX BILL TO:

Felix Lin and Rachel Xiong  
4352 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, **FELIX LIN** and **RACHEL XIONG**, as 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:

Legal Description: See "Exhibit A"  
Common Address: 4352 S. Maplewood Ave, Chicago, IL 60632  
PIN: 19-01-404-042-0000

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.

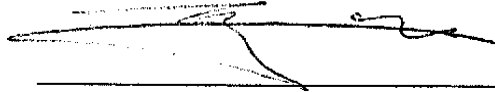
[ SIGNATURE PAGE TO FOLLOW ]

Chicago Title (L) 18gs579005lp CSC 1 of 2

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**IN WITNESS WHEREOF**, said Grantor has caused its name to be signed to these present this 18<sup>th</sup> day of June, 2018.

**OPTIMUM CONCEPT, LLC**

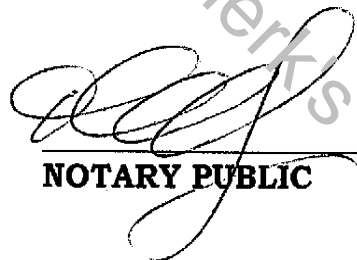
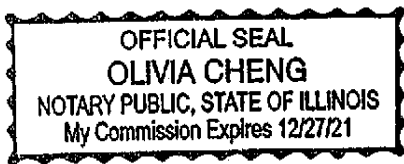


**LUNG KIANG HUI,**  
Its authorized member

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary 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 18<sup>th</sup> day of June, 2018.

  
**NOTARY PUBLIC**

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## EXHIBIT A LEGAL DESCRIPTION

Order No.: 18GSA579005LP

For APN/Parcel ID(s): 19-01-404-042-0000

LOT 31 IN BLOCK 4 IN MCINTOSH BROTHER'S WESTERN AVENUE BOULEVARD ADDITION  
SUBDIVISION OF BLOCKS 1 TO 8 IN IGLEHART'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