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Doc# 2212521411 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2022 01:29 PM Pg: 1 of 3

Dec ID 20220401695585
ST/CO Stamp 0-337-409-936 ST Tax \$1,650.00 CO Tax \$825.00
City Stamp 0-912-029-584 City Tax: \$17,325.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)
Rogers Chicago Properties, LLC

(The Above Space for Recorder's Use Only)

THE GRANTOR Rogers Chicago Properties, LLC -2425 N. Greenview, a limited liability company licensed to conduct business in Illinois by and through its Managing Members Don Rogers and Lindsay Rogers for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Kang Xin LLC Series-4 Flip, a limited liability company licensed to conduct business in Illinois, in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

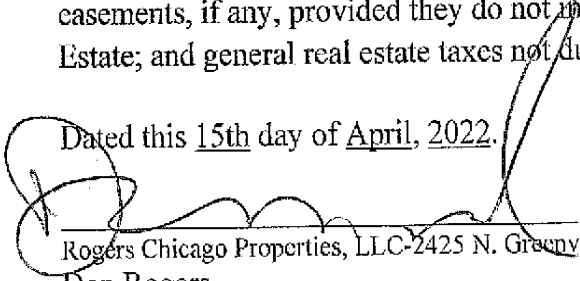
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 14-29-319-013-0000

Property Address: 2425 N Greenview Ave, Chicago, IL 60614

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 15th day of April, 2022.


Rogers Chicago Properties, LLC-2425 N. Greenview
Don Rogers


Rogers Chicago Properties, LLC-2425 N. Greenview
Lindsay Rogers

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STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Don Rogers and Lindsay Rogers, Managing Members of Rogers Chicago Properties, LLC-2425 N. Greenview personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 15th day of April, 2022.



[Signature]

Notary Public

THIS INSTRUMENT PREPARED BY
James R Nelson
Law Office of James R. Nelson & Associates LLC
617 Devon Ave.
Park Ridge, IL 60068

MAIL TO:

CERVANTES, MATT + BRUCE
~~Gervantes & Cioffi LLP~~
~~111 W. Washington~~
~~Suite #1201~~
~~Chicago, IL 60602~~
MARC CERVANTES
100 N. LA SALLE
#2207
CHICAGO, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

~~Kang Xin LLC Series-4 Flip~~
~~2425 N Greenview Ave~~
~~Chicago, IL 60614~~
212 Indian Trail Rd.
Oak Brook, IL 60523

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EXHIBIT A LEGAL DESCRIPTION

LOT 33 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST
QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL
MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office