## **UNOFFICIAL COPY**

PREPARED BY: Marc Cervantes Cervantes Chatt & Prince P.C. 100 N. LaSalle Street, Suite 2207 Chicago, Illinois 60602

AFTER RECORDING, MAIL TO:
Jing'an Limited, LLC
3737 South Normal Avenue,
Chicago, IL 60614
LN24028680
WARRANTY DEED

GRANTORS,

CHAD N. CCREELL AND NANCY M. FUDACZ, he shand and wife, of the city of Chicago. County of Cook, State of Illinois for and in consideration of the sum of TEN and NO/100 (\$10.00) DO.LAPS and other good and valuable consideration in hand paid,

Doc#, 2412202203 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/1/2024 12:30 PM Pg: 1 of 2

Dec ID 20240401686779 ST/Co Stamp 0-486-934-832 ST Tax \$1,795.00 CO Tax S897.50 City Stamp 1-640-974-640 City Tax \$18,847.50

(The Above Space for Recorder's Use Only)

CONVEY and WARRANT to GRANTEE(s), JING'AN LIMITED, LLC, an Illinois limited liability company, having the principal office address 37 37 South Normal Avenue, Chicago, IL 60614, all interest in the following described Real Estate sitt at d in the County of Cook, in the State of Illinois, to wit:

LOTS 21,22,23 AND 24 IN BLOCK 2, ALSO ALL THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 21,22,23 AND 24, AFORESAID, IN SUTTON'S SUBDIVISION OF BLOCK 28 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Zoning laws and ordinances; Building lines and easements; General real estate taxes for the year 2023 and subsequent years;

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

Permanent Index Number:

17-33-320-061-0000

Common Address of Real Property:

3737 South Normal Avenue,

Chicago, IL 60609

| REAL ESTATE TRANSFER TAX |                  | 29-Apr-2024 |
|--------------------------|------------------|-------------|
|                          | CHICAGO:         |             |
|                          | CTA.             | 13,462.50   |
|                          | TOTAL:           | 5,385,00    |
| 17-33-320-061-000        |                  | 18,847.50 * |
| 11-90-920-007-000        | 0 20240404600770 |             |

| 11-33-320-061-0000         | 20240404696776        |                   |
|----------------------------|-----------------------|-------------------|
| Total does not include.    | 202704010001/9        | 1-640-974-64n     |
| * Total does not include : | any applicable populs |                   |
|                            | a reproduce benalt    | V Or Interest due |

| AL ESTATE TRANSFER TAX |  | X                    | 26-Apr-2024 |
|------------------------|--|----------------------|-------------|
| dr Egilwir             | - CONTRACTOR OF THE PARTY OF TH | COUNTY:              | 897.50      |
|                        |  | ILLINOIS:            | 1,795.00    |
|                        |  | TOTAL:               | 2,692.50    |
| Will Street            | No. of Participation   | 20240401686779   0-4 | 96-034-832  |
| 17-33-320-061-0000     |  | 20240401686779   0-  | 100-004 005 |

## **UNOFFICIAL COPY**

| HEREBY CERTIF Cinet CHAD N. CORRELL AND NANCY M. FUDACZ, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they sign 3d and delivered the said instrument as their free and voluntary act for  | Dated this 11 day of APRIL, 2024.  |
|---|--|
| NANCY M. FUDACZ  STATE OF   | Mylam  |
| STATE OF  | CHAD N. CORRELL  |
| I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIF . (net CHAD N. CORRELL AND NANCY M. FUDACZ, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as their free and voluntary act for the uses and purposes thererin set forth, including the release and waiver of the right of homestead.  GIVEN, under my hand and official seal, this | NANCY M. FUDACZ  |
| I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIF / that CHAD N. CORRELL AND NANCY M. FUDACZ, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as their 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 official seal, this  |  |
| HEREBY CERTIF Chat CHAD N. CORRELL AND NANCY M. FUDACZ, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as their free and voluntary act for the uses and purposes thererin set forth, including the release and waiver of the right of homestead.  GIVEN, under my hand and official acal, this  | A A : 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1  |
| OFFICIAL SEAL CHRISTINA RIVAS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/11/2024  MAIL SUBSEQUENT TAX BILLS TO: James Tai and Jennifer Au Jing an Limited LLC 3737 South Normal Avenue,   | I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHAD N. CORRELL AND NANCY M. FUDACZ, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as their free and voluntary act for the uses and purposes thererin set forth, including the release and waiver of the right of homestead. |
| OFFICIAL SEAL CHRISTINA RIVAS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/11/2024  MAIL SUBSEQUENT TAX BILLS TO: James Tai and Jennifer Au Jing an Limited LLC 3737 South Normal Avenue,   | GIVEN, under my hand and official seal, this //// day of /#//////////////////////////////////  |
| CHRISTINA RIVAS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/11/2024  MAIL SUBSEQUENT TAX BILLS TO: James Tai and Jennifer Au Jing an Limited LLC 3737 South Normal Avenue,   | Notary Public  |
| MAIL SUBSEQUENT TAX BILLS TO:  James Tai and Jennifer Au Jing an Limited LLC 3737 South Normal Avenue,  |  |
| MAIL SUBSEQUENT TAX BILLS TO: James Tai and Jennifer Au Jing an Limited LLC 3737 South Normal Avenue,   | NOTARY PUBLIC, STATE OF ILLINOIS   |
| MAIL SUBSEQUENT TAX BILLS TO: James Fai and Jennifer Au Jing an Limited LLC 3737 South Normal Avenue,   | MY COMMISSION EXPIRES: 12/11/2024  |
| MAIL SUBSEQUENT TAX BILLS TO: James Tai and Jennifer Au Jing an Limited LLC 3737 South Normal Avenue, Chicago, IL 60614   |  |
| MAIL SUBSEQUENT TAX BILLS TO:  James Tai and Jennifer Au Jing an Limited LLC  3737 South Normal Avenue, Chicago, IL 60614   | O.   |
|   | MAIL SUBSEQUENT TAX BILLS TO:  James Tai and Jennifer Au Jing an Limited LLC  3737 South Normal Avenue,  Chicago, IL 60614   |