

17038 22007

UNOFFICIAL COPY



PREPARED BY:

Marc S. Lichtman
222 North La Salle Street, Suite 300
Chicago, IL 60601

Doc# 1713541014 Fee \$40.00

MAIL TAX BILL TO:

Yovanny Matias
5805 South Trumbull Ave.
Chicago, IL 60629

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2017 10:42 AM PG: 1 OF 2

MAIL RECORDED DEED TO:

Yovanny Matias
5805 South Trumbull Ave.
Chicago, IL 60629

Property of Cook County Clerk's Office

**WARRANTY DEED – LIMITED LIABILITY COMPANY TO INDIVIDUAL
(Illinois)**

THE GRANTOR, Ridgeway Group, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and having its principal place of business located at 3730 West Devon, Morton Grove, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to Yovanny Matias, of 5805 South Trumbull, Chicago, Illinois, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

LOT 2 IN ANNA HADS RESUBDIVISION OF LOTS 41 TO 46 INCLUSIVE IN BLOCK 4 OF EBERHART, ROBINSON AND GOOD'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ASINS to Man

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 19-14-224-002-0000

Commonly known as: 5805 South Trumbull Ave., Chicago, IL 60629

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

SY-
P 2
S N
SCV
INTD

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 5 day of May, 2017.



Ridgeway Group, LLC, an Illinois Limited Liability Company

By CV Patel
CATHERINE V. PATEL its sole Member and Manager

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that CATHERINE V. PATEL, personally known to me to be the sole Member and Manager of Ridgeway Group, LLC, an Illinois Limited Liability Company and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such sole Member and Manager, she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Sole Member, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.



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Given under my hand and notarial seal, this 5th day of May, 2017

[Signature]
Notary Public

My commission expires: 8-2-2020

Exempt under the provisions of paragraph _____

REAL ESTATE TRANSFER TAX		10-May-2017
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50
19-14-224-002-0000 20170501651011 1-754-294-304		

REAL ESTATE TRANSFER TAX		10-May-2017
	CHICAGO:	1,987.50
	CTA:	795.00
	TOTAL:	2,782.50
19-14-224-002-0000 20170501651011 1-428-181-440		

* Total does not include any applicable penalty or interest due.

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