



PREPARED BY:

Marc S. Lichtman; Attorney at Law  
222 North LaSalle Street, Suite 300  
Chicago, Illinois 60601

MAIL TAX BILL TO:

JinHu YuXu and Haiyang Li  
4201 South Talman Ave.  
Chicago, Illinois 60632

MAIL RECORDED DEED TO:

Phillip Chow, Attorney at Law  
2323 South Wentworth; Suite 203  
Chicago, Illinois 60616

Doc# 1715012029 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/30/2017 11:12 AM PG: 1 OF 2

81 0002282014

1/2

WARRANTY DEED – LLC TO INDIVIDUAL  
TENANCY BY THE ENTIRETY  
(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, 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 Members of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to JinHu YuXu and Haiyang Li, as HUSBAND AND WIFE, not as Joint Tenants, and not as Tenants in Common but as TENANTS BY THE ENTIRETY of 3447 S. Ashland Ave., Chicago, Illinois 60608, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

\* Haiying Li

Lot 1 in Block 1 in the Subdivision of the North 16-2/3 acres of the South 25 acres of the West 1/2 of the Northeast 1/4 of Section 1, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 19-01-219-001-0000  
Commonly known as: 4201 South Talman Ave., Chicago, Illinois 60632

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 18 day of May, 2017.



Ridgeway Group, LLC, an Illinois limited liability company

By C.V. Patel  
Catherine V. Patel, Authorized Member and Manager

SV  
P  
S  
SCV  
INT

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 Authorized 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 Authorized 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 Authorized Member and Manager, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

REAL ESTATE TRANSFER TAX		19-May-2017
COUNTY:		82.50
ILLINOIS:		165.00
TOTAL:		247.50

19-01-219-001-0000 | 20170501657728 | 0-502-788-544

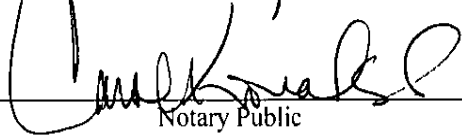
REAL ESTATE TRANSFER TAX		19-May-2017
CHICAGO:		1,237.50
CTA:		495.00
TOTAL:		1,732.50

19-01-219-001-0000 | 20170501657728 | 1-944-580-544

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

**UNOFFICIAL COPY**

Given under my hand and notarial seal, this 18 day of May, 2017



Notary Public

My commission expires: 8-2-2020

Exempt under the provisions of paragraph \_\_\_\_\_.

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

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