

UNOFFICIAL COPY

PREPARED BY:

L & E Attorneys, Ltd. dba
Lichtman Eisen Partners, Ltd
134 North LaSalle Street, Suite 750
Chicago, Illinois 60602

Doc#. 2004401033 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/13/2020 12:45 PM Pg: 1 of 2

Dec ID 20200201607341
ST/CO Stamp 1-897-495-392 ST Tax \$190.00 CO Tax \$95.00

MAIL TAX BILL TO:

Juan D. Ramirez
5013 South Lotus Avenue
Chicago, Illinois 60638

MAIL RECORDED DEED TO:

Juan D. Ramirez and Luis A. Ramirez
5013 South Lotus Avenue
Chicago, Illinois 60638

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, 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 sole Member and Manager of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Juan D. Ramirez and Luis A. Ramirez of 3824 West 45th Place, Chicago, Illinois 60632, party of the second part, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

~~XX A SINGLE MAN~~

XA MARRIED MAN

LOT 39 AND 40 IN BLOCK 16 IN CRANE VIEW AVENUE HOME ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 (EXCEPT THE NORTH 9.225 ACRES AND EXCEPT A 66 FOOT STRIP ACROSS THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, FOR RAILROAD), IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 19-09-127-009-0000, 19-09-127-010-0000

Commonly known as: 5013 South Lotus Avenue, Chicago, Illinois 60638

UNINCORPORATED STICKNEY TOWNSHIP

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its sole Member and Manager this 31 day of January, 2020.

RIDGEWAY GROUP, LLC, an Illinois Limited Liability Company

By *C. V. Patel*
CATHERINE V. PATEL, it's sole Member and Manager

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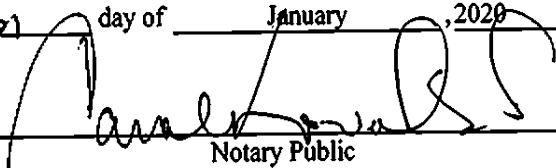
STATE OF ILLINOIS

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 sole Member and Manager of said Limited Liability Company, as the free and voluntary act of the sole 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.

Given under my hand and notarial seal, this 31 day of January, 2020



Notary Public

My commission expires: 8-7-20

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office