

UNOFFICIAL COPY

Doc#: 2112418020 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/04/2021 09:47 AM Pg: 1 of 2

Dec ID 20210401608750

ST/CO Stamp 0-600-432-144 ST Tax \$348.00 CO Tax \$174.00

PREPARED BY:

Marc S. Lichtman,
Attorney at Law
134 North LaSalle Street
Suite 750
Chicago, Illinois 60602

MAIL TAX BILL TO:

Danielle Waddell and Antinko Waddell
3023 Bonnie Brae Crescent
Flossmoor, Illinois 60422

MAIL RECORDED DEED TO:

Dartesia A. Pitts
Attorney at Law
47 West Polk Avenue
Suite 100-176
Chicago, Illinois 60605

**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 of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to Antinko Waddell and Danielle Waddell, husband and wife, not as Tenants in Common and not as Joint Tenants but as Tenants By The Entirety of 16564 Woodlawn West Avenue, South Holland, Illinois 60473, party of the second part, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

LOT 6 IN HEATHER HILL, INC'S THIRD ADDITION TO HEATHER HILL'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 31-12-311-021-0000

Commonly known as: 3023 Bonnie Brae Crescent, Flossmoor, Illinois 60422

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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 26th day of April, 2021.

RIDGEWAY GROUP, LLC, an Illinois Limited Liability Company

By C.V. Patel
Catherine V. Patel, it's 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 the 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 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 26th day of April, 2021

Carol Kovalski
Notary Public

My commission expires: 8-2-21

Exempt under the provisions of paragraph _____.

