

UNOFFICIAL COPY

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PREPARED BY:

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

Doc#: 2220306162 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2022 09:52 AM Pg: 1 of 2

MAIL TAX BILL TO:

Jeremy Cooper and Raven Hobson
3161 West 85th Street
Chicago, Illinois 60652

Dec ID 20220701685632
ST/CO Stamp 1-289-382-992 ST Tax \$335.00 CO Tax \$167.50
City Stamp 1-378-511-952 City Tax: \$3,517.50

MAIL RECORDED DEED TO:

Amir Mohabbat
Attorney at Law
248 South Marion Street; Suite 104
Oak Park, Illinois 60302

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR, Ridgeway Group, LLC, a Limited Liability Company organized under and by virtue of the laws of the State of Illinois and having its principal place of business at 3730 West Devon, Lincolnwood, Illinois and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to Jeremy Cooper and Raven Hobson, of 3161 West 85th Street, Chicago, Illinois 60652, not as Tenants in Common BUT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

* A single man

The East 46.26 feet of the West 116.26 feet of Lot 1 (except the South 77.88 feet thereof) in Block 5 in Taylor's Subdivision of the West 11.85 chains of the Southwest 1/4 of Section 36, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 19-36-306-023-0000

Property Address: 3161 West 85th Street, Chicago, IL 60652

Subject, however, to the general taxes for the year of ²⁰²¹ and thereafter, and all Covenants, Restrictions, and Conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois

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Dated this 20 day of July, 2022

Ridgeway Group, LLC, an Illinois Limited Liability Company

By: [Signature]
CATHERINE V. PATEL, it's sole Member and Manager

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Catherine V. Patel, being the sole Member and Manager of the Ridgeway Group, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her 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 notarial seal,
this

20th day of July, 2022
[Signature]
Notary Public
My commission expires: 8-2-2024

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office