

# UNOFFICIAL COPY

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Doc# 2307633398 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/17/2023 02:04 PM Pg: 1 of 3

Dec ID 20230201662175  
ST/CO Stamp 1-197-887-696  
City Stamp 1-782-206-672

**WARRANTY DEED**  
**Statutory (ILLINOIS)**  
**(Limited Liability Company to**  
**Limited Liability Company)**

**MAIL TO:**

Griffin & Gallagher, LLC  
c/o Amy Ward Ogrin  
10001 S. Roberts Road  
Palos Hills, IL 60465

**MAIL TAX BILLS TO:**

I.H. Properties, LLC  
2222 W. Taylor,  
Chicago, IL 60612

**THE GRANTOR(S):** 1839 S. Ridgeway, LLC of 16548 Fringe Tree Drive, Spring Hill, FL 34610, a dissolved Illinois Limited Liability Company, and **Ivan Hyde, its sole member at the time of dissolution**, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the Company **CONVEYS** and **WARRANTS** to

**I. H. Properties, LLC**, of 2222 W. Taylor, Chicago, IL 60612

A Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 42 IN LANSINGH ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions, and restrictions of record, Document No.(s) and to General Taxes for 2021 and subsequent years.

Permanent Index Number (PIN): 16-23-313-014-0000

Address of Real Estate: 1839 S. Ridgeway, Chicago, IL 60623  
*AVE 1*

REAL ESTATE TRANSFER TAX		14-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

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

**PRAIRIE TITLE**  
**6821 W. NORTH AVE.**  
**OAK PARK, IL 60302**

REAL ESTATE TRANSFER TAX		14-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its

Manager, this date: 27<sup>th</sup> February 2023

1839 S. Ridgeway, LLC

Ivan Hyde  
Ivan Hyde, Manager

Ivan Hyde  
Ivan Hyde, Individually

Country of Ireland )  
County of Limerick )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ivan Hyde, individually and as Manager of 1839 S. Ridgeway, LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this date: 27<sup>th</sup> February 2023

Commission expires: for life

**NIALL SHEEHY**  
Notary Public (Notary Public)  
67 Glentworth St., Limerick  
Commissioned For Life

Niall Sheehy

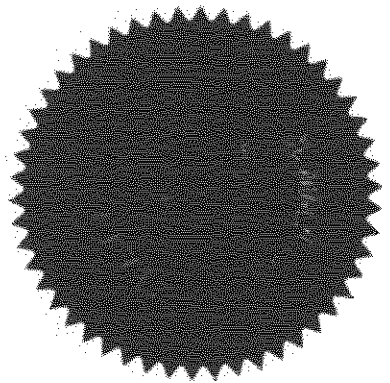
Exempt under provisions of the Illinois Real Estate Transfer Tax Act 35 ILCS 200/31-45(e), and Chicago Transaction Tax Ordinance Section 3-33-060(E).

Date: 27<sup>th</sup> February 2023

Representative Ivan Hyde  
Ivan Hyde

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465

Anne Stark



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## STATEMENT BY GRANTOR GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 26, 2023 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said

Grantor/Agent this 26 day of January, 2023

Notary Public [Signature]



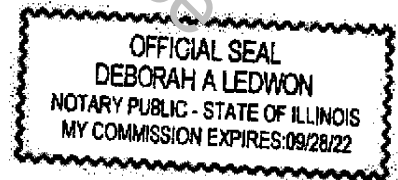
The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 26, 2023 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said

Grantee/Agent this 26 day of January, 2023

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)