

UNOFFICIAL COPY

Doc# 2313933013 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/19/2023 09:10 AM Pg: 1 of 2

Dec ID 20230501622508

ST/CO Stamp 1-622-215-376 ST Tax \$310.00 CO Tax \$155.00

PREPARED BY:

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

MAIL TAX BILL TO:

Fatima Vargas Sandoval
9133 Major
Oak Lawn, IL 60453

MAIL RECORDED DEED TO:

Carlos Aparicio, Attorney at Law
Aparicio Law Office
5838 South Archer Avenue
Chicago, Illinois 60638

WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL (Illinois)

10F2
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 WARRANTS to Fatima Vargas, of 9133 Major, Oak Lawn, IL 60453, party of the second part, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit: *a single woman*

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 233 IN ELMORE'S PARKSIDE TERRACE BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 24-05-403-009-0000,

note
Commonly known as: 9133 Major, Oak Lawn, Illinois 60453

UNOFFICIAL COPY

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 15 day of May, 2023.

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 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 Members 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

15 day of May, 2023



[Signature]
Notary Public

My commission expires: 8-2-24

Exempt under the provisions of paragraph _____.

Village of Oak Lawn Real Estate Transfer Tax \$1000 05284

Village of Oak Lawn Real Estate Transfer Tax \$500 06335

Village of Oak Lawn Real Estate Transfer Tax \$50 07203