

# UNOFFICIAL COPY

**PREPARED BY:**

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

Doc#: 2326116115 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/18/2023 04:07 PM Pg: 1 of 3

Dec ID 20230901619392  
ST/CO Stamp 2-031-283-664 ST Tax \$240.00 CO Tax \$120.00

**MAIL TAX BILL TO:**

Lucius Kimble II  
15638 Kimbark Avenue  
South Holland, Illinois 60473

**MAIL RECORDED DEED TO:**

Marcus Gray  
Attorney at Law  
1136 South Delano Court West  
Suite B201  
Chicago, Illinois 60604

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**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 transac. 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 Lucius Kimble of 756 <sup>A married</sup> Westchester Boulevard, Westchester, Illinois 60154, party of the second part, the following described Real Estate, situated in the <sup>single man</sup> County of Cook, in the State of Illinois, to wit:

LOT 200 (EXCEPT THE SOUTH 25 FEET THEREOF) AND THE SOUTH 30 FEET OF LOT 201 IN WINONA TERRACE SUBDIVISION BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE LITTLE CALUMET RIVER AND SOUTH OF THE RIGHT OF WAY OF THE PITTSBURGH, CHICAGO AND ST. LOUIS RAILROAD, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 29, 1957, AS DOCUMENT NUMBER 1771538.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 29-14-218-041-0000.

Commonly known as: 15638 Kimbark Avenue, South Holland, IL 60473

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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 6th day of September, 2022.

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.

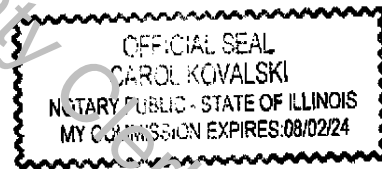
Given under my hand and notarial seal, this

6th day of September, 2023

[Signature]  
Notary Public

My commission expires: 8-3-2024

Exempt under the provisions of paragraph \_\_\_\_\_



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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

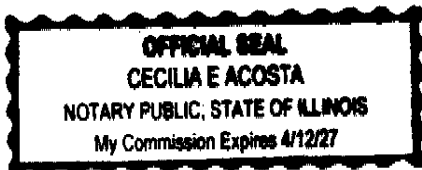
**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Ridgeway Group LLC**  
Mailing Address: **3730 W Devon Avenue, Lincolnwood, IL 60712**  
Telephone No.: **847-763-1480**  
Attorney or Agent: **Marc Lichtman**  
Telephone No.: **N/A**  
Property Address: **15638 Kimbark Avenue  
South Holland, IL 60473**  
Property Index Number (PIN): **29-14-218-041-0000**  
Water Account Number: **0050105000**  
Date of Issuance: **8/31/2023**

State of Illinois )  
County of Cook )  
This instrument was acknowledged before  
me on Aug. 31st, 2023 by  
Cecilia E Acosta  
Cecilia E Acosta  
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND  
By: [Signature]  
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.