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

Doc#: 2411520243 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/24/2024 3:44 PM Pg: 1 of 3

Dec ID 20240401681758
ST/Co Stamp 1-449-972-016 ST Tax \$329.00 CO Tax \$164.50

MAIL TAX BILL TO:
Angela Harris and Andre Moore
16924 South Luella Avenue
South Holland, Illinois 60473

MAIL RECORDED DEED TO:
Russell F. Kazda
Attorney at Law
KazdaLaw
17112 South Oak Park Avenue
Tinley Park, Illinois 60477

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 Member and Manager of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to Angela Harris and Andre Moore, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS of 16924 South Luella, 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 56 in Calumet Service Corporation Subdivision, being a subdivision of part of the Southeast 1/4 of Section 24, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 29-24-404-005-0000 .

Commonly known as: 16924 South Luella Avenue, South Holland, Illinois 60473

A married person
 A single person

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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 18 day of April, 2024.

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

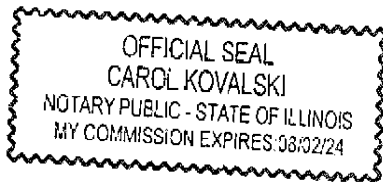
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that CATHERINE V. PATEL, personally known to me to be sole Member and Manager of the Ridgeway Group, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name 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 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 18 day of April, 2024

[Signature]
Notary Public

My commission expires: 8-22-2024

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 LCC**
Telephone No.: **(847)-763-1480**
Attorney or Agent: **Marc Lichtman**
Telephone No.: **(312)-375-2751**
Property Address: **16924 Luella Avenue**
South Holland, IL 60473
Property Index Number (PIN): **29-24-440-005-0000**
Date of Issuance: **4/19/2024**

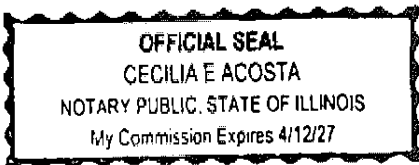
State of Illinois)
County of Cook)

VILLAGE OF SOUTH HOLLAND

This instrument was acknowledged before
me on April 19th, 2024 by
Cecilia E. Acosta

By: Michelle Caldwell
Deputy Village Clerk or Representative

Cecilia E. Acosta
(Signature of Notary Public)



[SEAL]

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