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PREPARED BY:

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Doc#: 2413024091 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/9/2024 9:59 AM Pg: 1 of 2

Dec ID 20240501696093

ST/Co Stamp 1-657-493-808 ST Tax \$365.00 CO Tax \$182.50

MAIL TAX BILL TO:

Shannon M. Jackson
Paige J. Kimbrou
818 Ash Street
Flossmoor, Illinois 60422

MATIL RECORDED DEED TO:

~~Beate Valente, Attorney at Law
5911 West Higgins Avenue
Chicago, Illinois 60630~~

**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 sole Member and Manager of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to Shannon M. Jackson and Paige J. Kimbrough married of 1848 Westchester Boulevard, Westchester, Illinois 60154, not as Joint Tenants and not as Tenants in Common but as TENANTS BY THE ENTIRETY party of the second part, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

to each other

Lot 18 in Block 6 in First Addition to Flossmoor Hills, being a Subdivision of the East 1/2 of the Southwest 1/4 of Section 2, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded May 28, 1959 as Document No. 17552493, in Cook County, Illinois.

Permanent Tax Number: 31-02-320-018-0000,

Commonly known as: 818 Ash Street, Flossmoor, Illinois 60422

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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 Sole Member and Manager this 3rd day of May, 2024.

RIDGEWAY GROUP, LLC, an Illinois Limited Liability Company

By Catherine 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 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 3rd day of May, 2024

Carol Kovalski
Notary Public

My commission expires: 8-2-2024

Exempt under the provisions of paragraph _____.

