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This document prepared by
and after recording return to:

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Chicago, IL 60601



1736306179D

Doc# 1736306179 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2017 04:02 PM PG: 1 OF 3

QUIT CLAIM DEED Statutory (ILLINOIS)

THE GRANTOR, GGC VENTURES LLC, an Illinois limited liability company, for and in consideration of *TEN and No/100 Dollars* (\$10.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS** and **QUIT CLAIMS** to **GRANTEE, GGC VENTURES OSL LLC**, an Illinois limited liability company, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Commonly known as: 7249 S. Ridgeland Avenue, Chicago, Illinois 60649


PIN: 20-25-116-007-0000

LEGAL DESCRIPTION:

THE SOUTH 25 FEET OF LOT 34 IN J.O. BRYAN'S SUBDIVISION OF LOTS 5 AND 8 OF CONRAD SEIPP'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: general real estate taxes not yet due and payable; and covenants, conditions, and restrictions of record.

REAL ESTATE TRANSFER TAX		29-Dec-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-25-116-007-0000 | 20171201674468 | 0-030-509-088

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

REAL ESTATE TRANSFER TAX		29-Dec-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-25-116-007-0000 | 20171201674468 | 0-208-978-976

JA

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set its hand and seal as of this 18th day of December, 2017.

GGC VENTURES LLC,
an Illinois limited liability company

By: GGC VENTURES MANAGER LLC,
an Illinois limited liability company,
its Manager

By: [Signature]
Matt Janko, its Manager

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that MATT JANKO, manager of GGC VENTURES MANAGER LLC, manager of GGC VENTURES LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes herein set forth.

Given under my hand and official seal this 18th day of December, 2017.



[Signature]
Notary Public

Commission expires: May 2, 2021

Tax Bills Mailed To:

GGC VENTURES OSL LLC
6118 Roosevelt Road, Ste. B
Oak Park, IL 60304

**THIS DEED IS EXEMPT UNDER TAXATION UNDER
35 ILCS 200/31-45 PARAGRAPH E COOK COUNTY
REAL PROPERTY TRANSFER TAX ORDINANCE
SECTION 74-106 PARAGRAPH E CHICAGO REAL
PROPERTY TRANSFER TAX SECTION 3-33-060**

[Signature]
Representative

DATE: 12/18/17

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STATEMENT BY GRANTOR/GRANTEE

The **Grantor** or its agent affirms that, to the best of its 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, a partnership 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: December 18, 2017

Signature:  _____

Subscribed and sworn to before me this 18 day of December, 2017


Notary Public



The **Grantee** or its agent affirms and verifies that 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, a partnership 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: December 18, 2017

Signature:  _____

Subscribed and sworn to before me this 18 day of December, 2017.


Notary Public



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.

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