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Doc# 2135001203 Fee \$86.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2021 02:59 PM PG: 1 OF 4

**WARRANTY DEED
ILLINOIS STATUTORY**

MAIL TO:

Wesley E. Johnson
Goodman Tovrov Hardy & Johnson LLC
105 W Madison, Ste 1500
Chicago, Illinois 60602

NAME & ADDRESS OF TAXPAYER

North Valley Century LLC
2143 Woodleaf Way
Mountain View, California 94040

THE GRANTOR, **SSTWO LLC**, an Illinois limited liability company, of 1608 S Ashland Avenue, #14187, Chicago, Illinois 60608, for and in consideration of TEN and 00/100 DOLLARS, and other good and VALUABLE CONSIDERATION in hand paid, CONVEY(S) AND WARRANT(S) to **North Valley Century LLC**, an Illinois limited liability company, of 2143 Woodleaf Way, Mountain View, California 94040, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever, as FEE SIMPLE.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Permanent Index Number(s): 21-30-321-027-0000

Commonly Known As: 7754 S Colfax, Chicago, IL 60649

2165A894056LP
MM 1012

Chicago Title

S ✓
P ✓
S 1
M ✓
SC ✓
E ✓
INT e

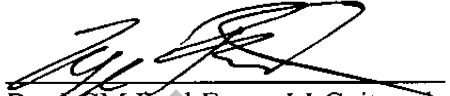
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Dated this 23 day of November, 2021.

GRANTOR

SSTWO LLC





By: LCM Real Estate LLC, its sole Member
By: Ingo Fuchs, its Member

REAL ESTATE TRANSFER TAX		26-Nov-2021
	CHICAGO:	5,700.00
	CTA:	2,280.00
	TOTAL:	7,980.00 *

21-30-321-027-0000 | 20211101649580 | 1-286-521-488

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

REAL ESTATE TRANSFER TAX		26-Nov-2021
	COUNTY:	380.00
	ILLINOIS:	760.00
	TOTAL:	1,140.00

21-30-321-027-0000 | 20211101649580 | 0-553-763-472

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STATE OF ILLINOIS }
 } ss.
 COUNTY OF COOK }

I, the undersigned, Amethyst Hernandez, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Ingo Fuchs**, 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 sealed and delivered the foregoing instrument as his free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 18 day of November, 2021.



SEAL:

[Signature]
 Notary Public

My Commission expires on Sept 2, 2025

Prepared by:

Northstone Law LLC
 Attn: Loxley M. Keala, Esq.
 1016 W. Jackson Blvd., Ste. 509
 Chicago, IL 60607

County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 21GSA894056LP

For APN/Parcel ID(s): 21-30-321-027-0000

LOT 18 IN BLOCK 9 IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT STREET) OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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