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WARRANTY DEED GENERAL

Doc#: 2425514153 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 9/11/2024 4:21 PM Pg: 1 of 2

Dec ID 20240801686192

ST/Co Stamp 1-855-750-320 ST Tax \$975.00 CO Tax \$487.50

City Stamp 1-953-792-176 City Tax \$10,237.50

THE GRANTOR, **California Armitage Building Corp., an Illinois corporation,** for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid, conveys and warrants to, **Seven Twelve Holdings LLC, an Illinois limited liability company,** of 2740 W. Armitage Avenue, Suite A, Chicago, IL 60647, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 10 IN BLOCK 2 IN EDGAR AND SNOW AND COMPANY'S SUBDIVISION BEING CHARLES MORRIS NEW SUBDIVISION OF PART OF BLOCK 2 OF BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for 2023 and subsequent years.

Permanent Real Estate Index Number: 13-36-400-001-0000.

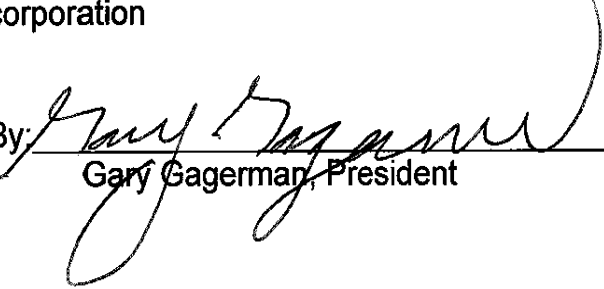
Address of Real Estate: 2759 W. Armitage Avenue, Chicago, IL 60647.

CT# 24CST281357 L2 4/24

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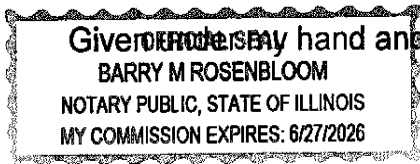
Dated this 19th day of August, 2024.

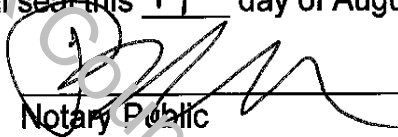
California Armitage Building Corp., an Illinois corporation

By: 
Gary Gagerman, President

STATE OF ILLINOIS)
COUNTY OF LAKE) SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Gary Gagerman, as President of California Armitage Building Corp., an Illinois corporation**, personally known to me to be the 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 on behalf of said corporation as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Giver under my hand and official seal this 19th day of August, 2024.

Notary Public

Prepared By: Barry M. Rosenbloom
 BARRY M. ROSENBLoom, LTD.
 1411 McHenry Road, Suite 125
 Buffalo Grove, IL 60089

Mail To: Robert Haney
 Grogan, Hesse & Uditsky
 2 Mid America Plaza, Suite 110
 Oakbrook Terrace, IL 60181

Name and Address of Taxpayer/Address of Property:
Seven Twelve Holdings LLC, an Illinois limited liability company
c/o Dylan Frederickson, Manager
2759 W. Armitage Avenue
Chicago, IL 60647