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WARRANTY DEED
Statutory (Illinois)

Mail to:

1/2

MB Development, LLC
22153 N Old Barrington Rd
Barrington, IL 60010

Doc#: 2024706158 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/03/2020 10:57 AM Pg: 1 of 2

Dec ID 20200201612872
ST/CO Stamp 0-515-610-336 ST Tax \$145.00 CO Tax \$72.50
City Stamp 1-060-443-872 City Tax: \$1,522.50

A SINGLE MAN
THE GRANTOR, **Mark Grimsley** of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten & no./100 (\$10.00) and other good & valuable consideration, in hand paid, does hereby CONVEY and WARRANT to **MB Development, LLC**, the following described Real Estate, situated in the County of Cook State of Illinois, to wit:

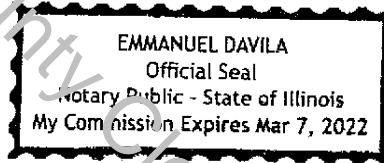
SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 12-24-327-029-0000 Property Address: ³²³⁴3324 N Ozanam, Chicago, IL 60634
SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the state of Illinois

DATED July 11, 2020


Mark Grimsley



STATE OF ILLINOIS, COUNTY OF COOK SS

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Mark Grimsley** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this July 11, 2020


Notary Public

Mail tax bills to: buyer MB Development, LLC, 3324 N Ozanam, Chicago, IL 60634
THIS INSTRUMENT PREPARED BY: Elliott Hartstein 1721 Mission Hills # 103, Northbrook, IL 60062

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EXHIBIT A

Order No.: 20GST077050VH

For APN/Parcel ID(s): **12-24-327-029-0000**

Lot 6 in Block 8 in John J. Rutherford's Fifth Addition to Mont Claire Subdivision of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 24, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of the Indian Boundary line in Cook County, Illinois.

Property of Cook County Clerk's Office