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2324945025D

Doc# 2324945025 Fee \$88.00

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/06/2023 10:14 AM PG: 1 OF 3

TQ010093 1/1

Preparer File: Africa Holdings LLC
File No.: TQ1T0051

THE GRANTOR(S) **Anthony Real Estate INC**, an Illinois corporation, 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, **MBH INVESTMENTS, LLC**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

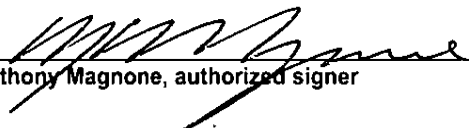
SEE EXHIBIT A

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2022 and subsequent years.

PIN: 25-20-105-043-0000, 25-20-105-042-0000

Real Estate Property known as: 11118 S Racine Avenue, Chicago, IL 60643

Dated this 26th day of June, 2023


Anthony Magnone, authorized signer

Property of Cook County Clerk's Office

S 1
P 13
S 1
SC 1
INT 1

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STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Anthony Magnone**, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 26th day of June 2023
~~2022~~

Deisy Mejia
Notary Public



Prepared by:
Gurney Law Group LLC
150 S. Wacker Drive, Suite 2400
Chicago, IL 60606

Mail to:

Name and Address of Taxpayer & MAIL TO:

MBH INVESTMENTS LLC
953 N PLUM GROVE RD STE B
SCHAUMBURG, IL 60173

REAL ESTATE TRANSFER TAX		21-JUN-2023
	COUNTY:	20.50
	ILLINOIS:	41.00
	TOTAL:	61.50
25-20-105-043-0000 20230701681324 1-397-328-336		

REAL ESTATE TRANSFER TAX		21-JUN-2023
	CHICAGO:	307.50
	CTA:	123.00
	TOTAL:	430.50 *
25-20-105-043-0000 20230701681324 1-083-279-824		

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

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LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK , STATE OF ILLINOIS BEING KNOWN AND DESIGNATED AS: LOTS 47 AND 48 IN BLOCK 1 IN GRIFFINS SUBDIVISION OF BLOCKS 1 TO 4 IN STREET'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 11118 Racine, Chicago, IL 60643

Property of Cook County Clerk's Office