

# UNOFFICIAL COPY



Doc# 2324945027 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 10:18 AM PG: 1 OF 3

TQ010093 1/1  
Preparer File: Africa Holdings LLC  
File No.: T21T0051

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:

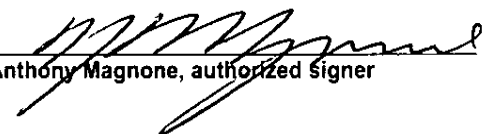
SEE EXHIBIT A



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: 32-25-205-028-0000

Real Estate Property known as: 2111 217th, Sauk Village, IL 60411

Dated this 26th day of June, 2023

  
Anthony Magnone, authorized signer

REAL ESTATE TRANSFER TAX		29-AUG-2023	
	COUNTY:	20.50	
	ILLINOIS:	41.00	
	TOTAL:	61.50	
32-25-205-028-0000	20230701681222   2-033-702-352		

S ✓  
P 3  
S 1  
SC ✓  
INT 6

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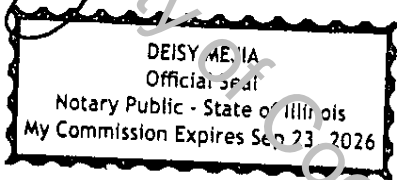
STATE OF IL, COUNTY OF COOK SS

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

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

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

LOT 3 IN BLOCK 10 IN SOUTHDALE SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF SAUK TRAIL ROAD, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1957 AS DOCUMENT NO. 17025805, IN THE OFFICE OF THE RECORDER OF DEEDS, IN COOK COUNTY, ILLINOIS.

Property Address: 2111 217th, Saratoga Village, IL 60411

Property of Cook County Clerk's Office