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23249450340

Doc# 2324945034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/06/2023 10:27 AM PG: 1 OF 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

TQ00093 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: 30-17-129-018-0000

Real Estate Property known as: 438 Warren, Calumet City, IL 60409

Dated this 6-26 day of June, 2023

Anthony Magnone, authorized signer

REAL ESTATE TRANSFER TAX		29-AUG-2023	
	COUNTY:	20.50	
	ILLINOIS:	41.00	
	TOTAL:	61.50	
30-17-129-018-0000		20230601659889 1-738-757-584	

REAL ESTATE TRANSFER TAX

65521 7/21/23
Calumet City • City of Homes \$ 163.⁵⁰

REAL ESTATE TRANSFER TAX

65520 7/21/23
Calumet City • City of Homes \$ 163.⁵⁰

S 1
P 3
S 1
SC 1
INT 2

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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 28 IN BLOCK 7 IN SECOND ADDITION TO WEST PARK MANOR, IN SECTION 17, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 438 Warren, Calumet City, IL 60409

Property of Cook County Clerk's Office