## UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY INDIVIDUAL

Doc# 2324945035 Fee ≇88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 09/06/2023 10:29 AM PG: 1 OF 3

Preparer File: Africa Holdings LLC
File No.: TQ1T/0051

THE GRANTOR(S) Anthony Real Estate INC, an Illinois corporation, for and in consideration of Ten and 00/100 Dollars, and other good and valueble 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: 30-20-312-011-0000

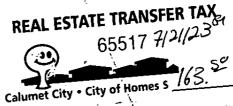
Real Estate Property known as: 1469 Gordon, Calumet City, IL 60403

Dated this L6+h day of Vune 202

Anthony Magnone, authorized signer

REAL ESTATE TRANSFER TAL			( <del>3 N</del> ug-ZuZ3
	THE STATE OF THE S	COUNTY:	20.50
	(SEL)	ELLINOIS:	41.00
		TOTAL:	61.50
30-20-312-011-0000		20230601659913   0-475-944-400	





SY3-14 SCINT

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STATE OF IL, COUNTY OF COOK

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 2023 day of Notary Public DEISY ME. IA Official Seal Notary Public - State of Ill'nois My Commission Expires Sep 23, 2026 Oling Clert's Office

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

Mail to:

Name and Address of TaxpayerMAIL TO:

MBH INVESTMENTS LLC

953 N PLUM GROVE RD STE B

SCHAUMBURG, IL 60173

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LEGAL DESCRIPTION

LOT 11 IN BLOCK 9 IN GOLD COASTS MANOR SUBDIVISION IN THEWEST 1/2 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1469 Gordon, Calumet City, IL 60409

Aprobativos Cook County Clark's Office