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Doc# 2324945036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/06/2023 10:30 AM PG: 1 OF 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Preparer File: Africa Holdings LLC
File No.: TQ1T0051

TQ 010093 1/1

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: 31-35-416-026-0000

Real Estate Property known as: 247 Somonauk Street, Park Forest, IL 60466

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

31-35-416-026-0000 | 10230701669689 | 1-482-610-128

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INT 4

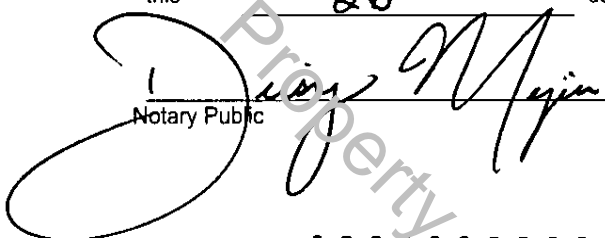
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STATE OF IL, COUNTY OF Cook SS

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


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 15 IN BLOCK 66 IN RESUBDIVISION OF BLOCKS 46 AND 65 IN VILLAGE OF PARK FOREST AREA NO. 5, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, JULY 15, 1952 AS DOCUMENT NUMBER 15357755, IN COOK COUNTY, ILLINOIS.

Property Address: 247 Somonauk, Park Forest, IL 60466

Property of Cook County Clerk's Office