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23249450380

Doc# 2324945038 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 10:36 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: 31-35-420-001-0000

Real Estate Property known as: 461 Shabbona Drive, Park Forest, 60466 IL

Dated this 26th day of June, 2023

Anthony Maghione, authorized signer

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P 3
S 1
SC ✓
INT e

205dals00cts

REAL ESTATE TRANSFER TAX

29-AUG-2023



COUNTY: 20.50
ILLINOIS: 41.00
TOTAL: 61.50

31-35-420-001-0000

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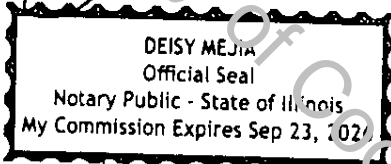
STATE OF IL, COUNTY OF COOK SS

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 5 IN BLOCK 77 IN VILLAGE OF PARK FOREST AREA NO. 8, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1953 AS DOCUMENT NO. 15722469, IN COOK COUNTY, ILLINOIS.

Property Address: 461 Shabonna, Park Forest, IL 60406

Property of Cook County Clerk's Office