### UNOFFICIAL CC

Doc#. 1825455025 Fee: \$56.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/11/2018 12:07 PM Pg: 1 of 5

Dec ID 20180801645867

ST/CO Stamp 1-595-537-184 ST Tax \$245.00 CO Tax \$122.50

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

FIDELITY NATIONAL TITLE

WARRANTY DEED

Corporation/Limited Liability Company to Limited Liability Company

THIS INDENTURE, made this 1st day of August, 2018, between ("Grantor") Mba Trucking, Inc, an Illinois Corporation, and T & T Builders, LLC, an Illinois Limited Liability Company whose mailing address is 7228 148th Ave., Kenosha, W 53142, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, a party of the first part, and ("Grantee") HP ILLINOIS I LLC, a Delaware Limited Liability Company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by Member(s) of said Limited Liability Company, by these presents does REMISE, RELEASE, ALIEN and CONVEY AND WARRANT unto the party of the second part, and to her/his heirs and assigns, FOREYER, all the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

220 South Harold Avenue, Northlake, IL 60164

15-05-119-012-0000 **Permanent Tax Number:** 

Subject only to: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they to do not interest; with the current use of the property.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

REAL ESTATE TRANSFER TAX 03-Aug-2018 122.50 COUNTY: ILLINOIS: 245.00 TOTAL: 367.50

15-05-119-012-0000

20180801645867 | 1-595-537-184

1825455025 Page: 2 of 5

IN WITNESS WHEREOF, Seller has signed and sealed this

T&T Builders L An Illinois Limited Liability Company

Toney Zaya, solely in his capacity as

Member/Manager

State of Illinois ) SS County of

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Toney Zaya, personally known to met) be the Authorized Member or Manager of T&T Builders, LLC, an Illinois Limited Liability Company, and 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 ackno vie deed that as such Authorized Member or Manager, he/she signed, sealed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manage, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and

DAVID C BEENER JETICIAL SEAL Not, ty Public, State of Illinois Cormission Expires Sep emper 16, 2020

otary Public My commission expires:

IN WITNESS WHEREOF, Seller has signed and sealed this

2018

CITY OF

Mba Trucking, Tac. An Illinois Ccrporation

Branislav Bojanić

President

NORTHLAKE

SIAN

State of Illinois

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dovid C. Beener, personally known to me "as attorney in fact and agent" for Branislav Bojanic, appeared before me this day in person and acknowledged that as such "attorney in fact and agent" he/she signed, sealed and delivered the said instrument pursuant to authority given "as attorney in fact and agent" for Branislav Bojanic, and as the free and voluntary act, for the uses and purposes therein set forth.

Given u

ARY LOU GUTIERREZ-BEENER **OFFICIAL SEAL** lotary Public, State of Illinois My Commission Expires May 01, 2022

My commission expires:

1825455025 Page: 3 of 5

# **UNOFFICIAL COPY**

#### PREPARED BY:

David C. Beener Beener Law, Ltd. 501 W. Ogden Avenue, Sutie 7 Hinsdale, Illinois 60521-3184

MAIL TO:

Jay Chi 2 1454 & Dempster Guite 310 Das plaines D. 60016 SEND SUBSEQUENT TAX BILLS TO:

AP Mino, s dhe
180 N Stetson Ave
fle 3650
Chicago A 60601-6709

Chicago sa Go Go!- esso sa Colonia Col

1825455025 Page: 4 of 5

### **UNOFFICIAL COPY**

### **LEGAL DESCRIPTION**

LOT 6 IN BLOCK 5 IN MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE IN THE NORTH 1/2 OF UNIT NO. 4, A SUBDIVISION IN THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office

1825455025 Page: 5 of 5

### **UNOFFICIAL COPY**

18-107

174's Office

## CITY OF NORTHLAKE DEPARTMENT OF BUILDING AND INSPECTIONAL SERVICES

#### **CERTIFICATE OF COMPLIANCE**

TO WHOM THIS MAY CONCERN:

RE: 220 S. Harold, Next ake, Illinois

This shall serve to certify the above-captioned property has been inspected by the undersigned in accordance with Ordinance Nos. 0-18-92 and 0-20-92, of the City of Northlake, Illinois;

Further, that said inspection revealed the building to meet all applicable building and zoning regulations.

(By virtue of the issuance of said "Certificate of Compliance," the City of Northlake does not guarantee the subject premises to be free of mechanical or structural defects and the City shall not be responsible or liable for any claims arising from such defects.)

This "Certificate of Compliance" issued July 26, 2018.

Signed:

THIS PROPERTY IS ZONED R-1 SINGLE FAMILY RESIDENCE DISTRICT.