

UNOFFICIAL COPY

Doc#: 1905908161 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/28/2019 01:39 PM Pg: 1 of 3

Dec ID 20190201609128
ST/CO Stamp 1-719-081-376 ST Tax \$240.00 CO Tax \$120.00

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

WARRANTY DEED

Corporation/Limited Liability Company to Individual(s)

THIS INDENTURE, made this 22nd day of February, 2019, between ("Grantors") **MBA Trucking, Inc, an Illinois Corporation, and T & T Builders, LLC, an Illinois Limited Liability Company**, whose mailing address is **7228 148th Ave., Kenosha, WI 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, party of the first part, and ("Grantee(s)") **Andrzej Rosinski**, 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 Officer(s) of said Corporation and 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, **FOREVER**, all the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

LOTS 10 AND 11 IN BLOCK 61 IN THIRD ADDITION TO FRANKLIN PARK SUBDIVISION IN SECTIONS 21 AND 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3224 George St, Franklin Park, IL 60131
Permanent Tax Number: 12-21-321-060-0000

FIDELITY NATIONAL TITLE

02/19/2019
1081

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 do not interfere 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.

THIS IS NOT HOMESTEAD PROPERTY.



This stamp processed pursuant to Section 7-209-A of the Franklin Park Village governing review of documents

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IN WITNESS WHEREOF, Seller has signed and sealed this 22 day of FEB, 2019.

T&T Builders LLC
An Illinois Limited Liability Company

Toney Zaya
Toney Zaya, solely in his capacity as
Member/Manager

State of Illinois)
County of Cook) SS

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TONEY ZAYA, personally known to me to 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 acknowledged 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 Manager, 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 notarial seal, this 22nd day of FEB, 2019.



[Signature]
Notary Public

My commission expires: Sept 14, 2019

IN WITNESS WHEREOF, Seller has signed and sealed this 22nd day of Feb, 2019.

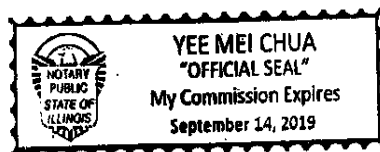
MBA Trucking, Inc.
An Illinois Corporation

Branislav Bojanic
Branislav Bojanic
President

State of Illinois)
County of Cook) SS

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRANSILAV BOJANIC, personally known to me to be the President of MBA TRUCKING, INC., an Illinois Corporation, 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 acknowledged that as such President, he/she signed, sealed and delivered the said instrument pursuant to authority given by said Corporation, as the free and voluntary act of the President, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22nd day of February, 2019.



[Signature]
Notary Public

My commission expires: Sept 14, 2019

REAL ESTATE TRANSFER TAX	
12-21-321-060-0000	27-Feb-2019
COUNTY:	ILLINOIS: 120.00
TOTAL:	240.00
	360.00
20190201809128 1-719-081-378	

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PREPARED BY:

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

MAIL TO:

Dean Galanopoulos
Attorney at Law
340 W. Butterfield Rd.
Elmhurst, IL
60126

SEND SUBSEQUENT TAX BILLS TO:

Michael Rosinski
3224 George St.
Franklin Park, IL 60131

Property of Cook County Clerk's Office