

# UNOFFICIAL COPY

Doc#: 2107112099 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/12/2021 10:41 AM Pg: 1 of 4

Dec ID 20201201600501  
ST/CO Stamp 0-264-429-536 ST Tax \$370.00 CO Tax \$185.00

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

## WARRANTY DEED

Corporation/Limited Liability Company to Individual(s)

THIS INDENTURE, made this 4<sup>th</sup> day of November 2020, between ("Grantors") **MBA Trucking, Inc, an Illinois Corporation, and T & T Builders, LLC, an Illinois Limited Liability Company**, whose mailing address is **7228 148<sup>th</sup> 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)") Norma M. Kehrt, a/an unmarried woman, of Northlake, IL, 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 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:

**LOT 2 IN SIGNATURE'S RESUBDIVISION OF CITY OF NORTHLAKE RASMUSSEN SUBDIVISION, BEING A RESUBDIVISION OF LOT 20 IN BLOCK 19 IN SECTION 2 OF THE COUNTRY CLUB ADDITION TO THE MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE, A SUBDIVISION OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**FIDELITY NATIONAL TITLE** 020030551

**Commonly known as:** 351 N Roy Ave, Northlake, IL 60164  
**Permanent Tax Number:** 12-32-118-041-0000

**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

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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.

IN WITNESS WHEREOF, Seller has signed and sealed this Nov day of 4, 2020.

T&T Builders, LLC  
An Illinois Limited Liability Company

[Signature]  
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 4<sup>th</sup> day of Nov, 2020.



[Signature]  
Notary Public

My commission expires: Sept 18, 2023

CITY  
OF  
NORTHLAKE



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IN WITNESS WHEREOF, Seller has signed and sealed this 10<sup>th</sup> day of 4 2020.

MBA Trucking, Inc.  
An Illinois Corporation

Branislav Bojanic  
Branislav Bojanic  
President

State of Illinois )  
                          ) SS  
County of Cook )

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 4<sup>th</sup> day of Nov, 2020.



YEE MEI CHUA  
Notary Public

My commission expires: Sept 18, 2023

CITY  
OF  
NORTHLAKE



TRANSFER  
STAMP

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**PREPARED BY:**



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

**MAIL TO:**

Mila Gloria Novak, P.C.  
2300 W Lake St  
Melrose Park IL 60160

**SEND SUBSEQUENT TAX BILLS TO:**

Norma M. Kehrt  
351 N. Roy Ave  
Northlake IL 60164

REAL ESTATE TRANSFER TAX		29-Dec-2020
	COUNTY:	185.00
	ILLINOIS:	370.00
	TOTAL:	555.00
12-32-118-041-0007   20201201600501   0-254-429-536		

Property of Cook County Clerk's Office