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Doc#: 2109721137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2021 10:13 AM Pg: 1 of 5

Dec ID 20210101624454
ST/CO Stamp 1-520-244-752 ST Tax \$365.00 CO Tax \$182.50

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

FIDELITY NATIONAL *04/20/21 10:25 1002*
TITLE WARRANTY DEED

Corporation/Limited Liability Company to Individual(s)

THIS INDENTURE, made this 8th day of January 2021, 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)") **Alicja Kwiatkowska**, ~~individually~~, *individually*, 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 1 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.

Commonly known as: 355 N Roy Ave, Northlake, IL 60164

Permanent Tax Number: 12-32-118-040-0000

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:

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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 _____ day of _____, 2020.

T&T Builders, LLC
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 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 _____ day of _____, 2020.

Notary Public

My commission expires: _____

**CITY
OF
NORTHLAKE**



**TRANSFER
STAMP**

REAL ESTATE TRANSFER TAX		27-Jan-2021
	COUNTY:	182.50
	ILLINOIS:	365.00
	TOTAL:	547.50
12-32-118-040-0000		20210101624454 1-520-244-752

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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.

IN WITNESS WHEREOF, Seller has signed and sealed this 8 day of January 2021.

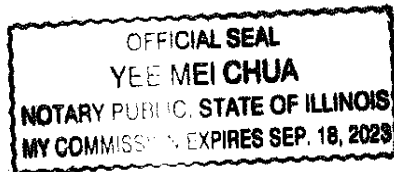
T&T Builders, LLC
An Illinois Limited Liability Company

Toney Zaya, solely in his capacity as
Member/Manager

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 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 8 day of January 2021.



YEE MEI CHUA
Notary Public

My commission expires: Sept 18 2023

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IN WITNESS WHEREOF, Seller has signed and sealed this 8 day of January 2021.

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 8th day of January 2021.

YEE MEI CHUA

Notary Public



My commission expires: Sept 18, 2023

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PREPARED BY:

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

MAIL TO:

~~[Redacted]~~

Alicia Kinderscent
355 N Loy Ave
Northlake, IL 60064

SEND SUBSEQUENT TAX BILLS TO:

Property of Cook County Clerk's Office