

AT 2/23 UNOFFICIAL COPY

23910739119RM

Doc#: 2403006085 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2024 11:46 AM Pg: 1 of 3

Dec ID 20230901619115
ST/CO Stamp 0-262-548-528 ST Tax \$240.00 CO Tax \$120.00

WARRANTY DEED

MAIL RECORDED DEED TO:

Jesus N. Rivera and Graciela Cruz
1635 N. 36th Ave.
Melrose Park, IL 60160

MAIL TAX BILL TO:

Jesus N. Rivera and Graciela Cruz
1635 N. 36th Ave.
Melrose Park, IL 60160

(Reserved for Recorders Use Only)

GRANTOR, **Faye Global Enterprises, LLC**, an Illinois limited liability company, 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, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to **Jesus N. Rivera and Graciela Cruz, husband and wife**, of 9511 Lawrence Ct., Unit 1, Schiller Park, IL 60176, to have and to hold as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: **15-04-120-046-0000**
Address of Real Estate: **1635 N. 36th Ave., Melrose Park, IL 60160**

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 26th day of January, 2024.

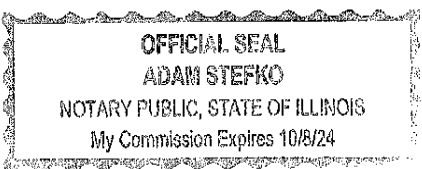
[Signature]
Junaid Rahman, Manager of Faye Global Enterprises, LLC

VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 887
1635 N. 36th Ave
Address of Property
MAE
Approved 1-26-24
Date

STATE OF Illinois) SS
COUNTY OF DuPage

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Junaid Rahman, Manager of Faye Global Enterprises, LLC**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of January, 2024



[Signature]
Notary Public

PREPARED BY:
James Vachachira
Attorney at Law
834 E. Rand Rd., Suite 3
Mt. Prospect, IL 60056

Property Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GND739119RM

For APN/Parcel ID(s): 15-04-120-046-0000

THE SOUTH 39 FEET OF THE NORTH 78.87 FEET OF LOT 20 IN BLOCK 1 IN HENRY SOFFELS
THIRD ADDITION TO MELROSE PARK IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office