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246ND739145 RM

WARRANTY DEED ^{1/2}

MAIL RECORDED DEED TO:

Law Office of Thayer C. Torgerson
2400 North Western Avenue
Chicago, Illinois 60647

Doc#: 2416524063 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/13/2024 9:36 AM Pg: 1 of 3

Dec ID 20240301666394

ST/Co Stamp 1-315-679-536 ST Tax \$377.00 CO Tax \$188.50

City Stamp 1-035-398-448 City Tax \$3,958.50

MAIL TAX BILL TO:

Fausto Zacapa and
Maribel Arzate
3813 North Newcastle Avenue
Chicago, IL 60634

(Reserved for Recorders Use Only)

GRANTOR, **3813 N New Castle 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 **Fausto Zacapa** and **Maribel Arzate, husband and wife**, of **5322 W Addison St., Chicago, IL 60641**, 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:

13-19-117-016-0000

Address of Real Estate:

3813 North Newcastle Avenue, Chicago, IL 60634

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

* a married man

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 7th day of June, 2024.



Emilia Anderson, as Manager of 3813 N New Castle LLC

STATE OF IL)
) SS
COUNTY OF COOK)

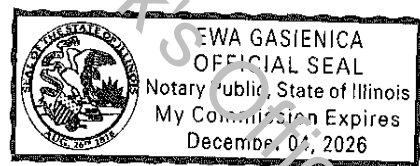
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Emilia Anderson, as Manager of 3813 N New Castle LLC**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed 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 7th day of JUNE, 2024.



Notary Public

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



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LEGAL DESCRIPTION

Order No.: 24GND739145RM

For APN/Parcel ID(s): **13-19-117-016, and 13-19-117-016-0000**

LOT 25 IN BLOCK 19 IN W.F. KAISER AND COMPANY'S ADDISON HEIGHTS ADDITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF EAST 40 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office