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2213115013D

Doc# 2213115013 Fee \$88.00

Quit Claim Deed

Statutory (ILLINOIS)
(Individual to Individual)

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/11/2022 11:13 AM PG: 1 OF 3

Above Space for

Recorder's Use Only

THE GRANTOR(S) CARLOS SERRANO AND BRENDA SERRANO , husband and wife of the City Chicago County of Cook State of ILLINOIS for the consideration of 10 DOLLARS, and other good and valuable considerations in hand paid, **CONVEY(S)** and **QUIT CLAIM(S)** to
(NAMES AND ADDRESS OF GRANTEE(S))

BRENDA SERRANO
2715 N Mozart
Chicago, IL 60647

all interest in the following described Real Estate situated in COOK County, Illinois, commonly known as 2715 N Mozart, Chicago, IL 60647 and legally described as:

LOT 16 IN BLOCK 1 IN J.L. SCHAFER'S SUBDIVISION OF LOT 2 IN THE PARTITION OF THE NORTHEAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25 TOWNSHIP 40 N. RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, as her sole and separate property forever.

Permanent Index Number (PIN) 13-25-307-014-0000
Address(es) of Real Estate 2715 N Mozart, Chicago, IL 60647

Dated this 22 day of APRIL, 2022

CARLOS SERRANO

(SEAL)
BRENDA SERRANO

REAL ESTATE TRANSFER TAX

11-May-2022



CHICAGO: 1,125.00
CTA: 450.00
TOTAL: 1,575.00 *

13-25-307-014-0000 | 20220501602566 | 1-976-323-984

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

11-May-2022



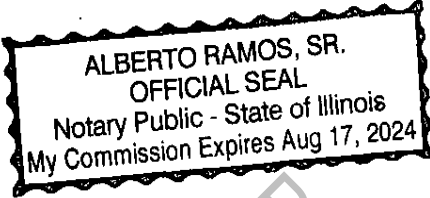
COUNTY: 75.00
ILLINOIS: 150.00
TOTAL: 225.00

13-25-307-014-0000

| 20220501602566 | 0-180-719-504

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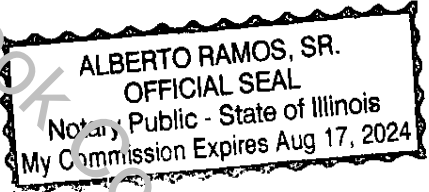
State of Illinois)
County of Cook)SS)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CARLOS SERRANO** 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22 day of APRIL, 2022
Commission expires Aug 17, 2024
Alberto Ramos, Sr.
NOTARY PUBLIC

State of Illinois)
County of Cook)SS)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **BRENDA SERRANO** 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22 day of APRIL, 2022
Commission expires Aug 17, 2024
Alberto Ramos, Sr.
NOTARY PUBLIC

This instrument was prepared by : Ariel Valdes 17 N State St, #1710, Chicago, IL 60602

MAIL TO:
BRENDA SERRANO
2715 N Mozart
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:
BRENDA SERRANO
2715 N Mozart
Chicago, IL 60647

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph E and Cook County Ordinance 93-0-27 par e.

Date 4-22-2022 Sign Brenda Serrano
Branda Serrano

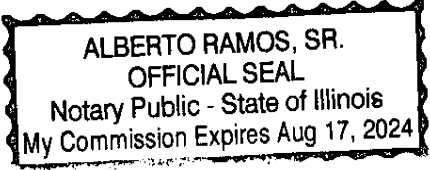
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date APRIL 22 2022

Signature: [Signature]
Carlos Serrano Grantor or Agent



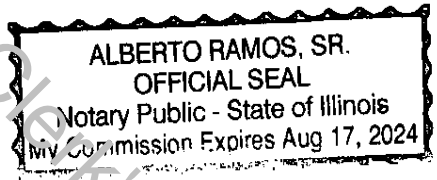
Subscribed and sworn to before me by the said CARLOS SERRANO this 22 day of APRIL, 2022.

Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 4-22-2022

Signature: [Signature]
Brenda Serrano (Grantee or Agent)



Subscribed and sworn to before me by the said BRENDA SERRANO this 22 day of APRIL, 2022.

Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)