

# UNOFFICIAL COPY

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Doc#. 2305829068 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/27/2023 11:10 AM Pg: 1 of 5

AFTER RECORDING RETURN TO:  
Vylla Title, LLC  
6200 Tennyson Pkwy, Suite 110  
Plano, TX 75024  
File No. 101-10443586

Dec ID 20230201658581  
ST/CO Stamp 1-326-931-792  
City Stamp 0-596-762-448

NAME AND ADDRESS OF TAXPAYER:  
Luis A. Serrano  
2437-39 North California Avenue  
Chicago, IL 60647

This document prepared by:  
Courtney E. Dec Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 13-25-424-007-0000

## QUITCLAIM DEED

STATE OF ILLINOIS  
COUNTY OF COOK

THIS DEED made and entered into on this 23 day of JANUARY, 2023 by and between **Kenneth Mercado, a married person, joined in execution by their spouse, Juan P. Mercado and Luis A. Serrano, a married man, joined in execution by his spouse Wanda Serrano**, residing at 2437-39 North California Avenue, Chicago, IL 60647, hereinafter referred to as Grantor(s) and **Luis A. Serrano, a married man**, residing at 2437-39 North California Avenue, Chicago, IL 60647, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Property commonly known as: 2437-39 North California Avenue, Chicago, IL 60647



"Exempt under provisions of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

1-23-23  
Date

  
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	24-Feb-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	24-Feb-2023
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-25-424-007-0000 | 20230201658581 | 0-596-762-448

13-25-424-007-0000 | 20230201658581 | 1-326-931-792

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

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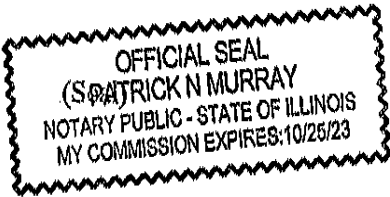
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 23 day of January, 2023

Luis A. Serrano  
Luis A. Serrano

Wanda Serrano  
Wanda Serrano

State of Illinois  
County of Cook

This instrument was acknowledged before me on 23 day of January 2023 by Luis A. Serrano and Wanda Serrano.



[Signature]  
(Signature of Notary Public)

THIS INSTRUMENT FILED FOR RECORD  
BY GIT AS AN ACCOMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS  
EXECUTION OR AS TO THE EFFECT UPON  
TITLE.

# UNOFFICIAL COPY

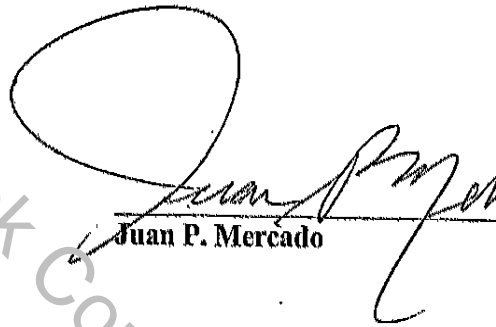
This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 23 day of January, 20 23.

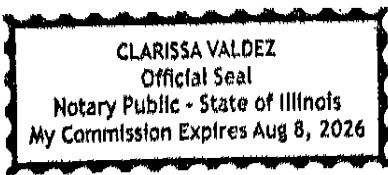
Property of Cook County Clerk's Office

  
Kenneth Mercado 1-23-23

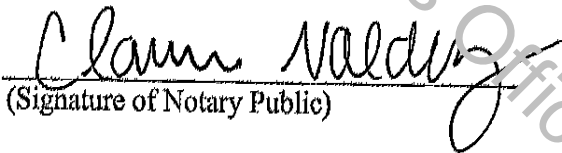
  
Juan P. Mercado 1-23-23

State of Illinois  
County of COOK

This instrument was acknowledged before me on 23 day of January, 20 23 by Kenneth Mercado and Juan P. Mercado.



(Seal)

  
(Signature of Notary Public)

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EXHIBIT A  
LEGAL DESCRIPTION

The following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Lot "A" being a Consolidation of Lot 20 (excepting the South 10 feet thereof) and all of Lot 21 in Block 4 in Harriet Farlin's Subdivision of the West 1/2 of the Southeast 1/4 of Section 25, Township 40 north, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID Number: 13-25-424-007-0000

Property commonly known as: 2437-39 North California Avenue, Chicago, IL 60647

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

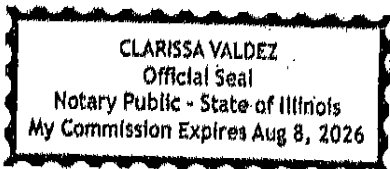
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated January 23, 2023.

Signature: [Signature]  
Grantor, or Agent

Subscribed and sworn to before me by the said Kenneth Elwin Mercado this 23, day of January, 2023.

Clarissa Valdez  
Notary Public  
My commission expires: 08/08/2026



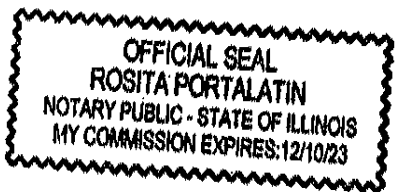
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 1/23, 2023

Signature: [Signature]  
Grantee, or Agent

Subscribed and sworn to before me by the said Rosita Portalatin this 23, day of January, 2023.

Rosita Portalatin  
Notary Public  
My commission expires: 12/10/23



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.

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