

WARRANTY DEED  
STATUTORY (ILLINOIS)

UNOFFICIAL COPY



0010110268

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5121/0016 46 006 Page 1 of 3

2001-02-09 12:55:38

Cook County Recorder 25.50

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, ERIC G. MATLIN, married to GLORIA MATLIN, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to GRANTEE:

DANIEL E. FAJERSTEIN, as Trustee of the Daniel E. Fajerstein  
Revocable Trust dated February 1, 2001

The following described real estate:

LOTS 1 AND 2 IN BLOCK 1 (EXCEPT THE SOUTH 130 FEET OF LOTS 1 AND 2) IN HILL AND MCDANIELS SUBDIVISION OF THE NORTH 1/4 OF LOTS 26, 27 AND 28 IN THE SUBDIVISION OF BAXTER'S SHARE OF THE SOUTH SECTION OF OUILMETTE RESERVATION, IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Tax Index Number: 05-35-118-013

Property Commonly Known As: 311 Fourth Street, Wilmette, Illinois 60091

Subject only to general real estate taxes not yet due and payable at the time of closing, covenants conditions, and restrictions of record, building lines and easements, if any, hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: February 9, 2001

ERIC G. MATLIN

Exempt under the provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Act.

2 Pgs  
10



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 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 February 9, 2001 Signature: [Signature]  
Grantor or Agent

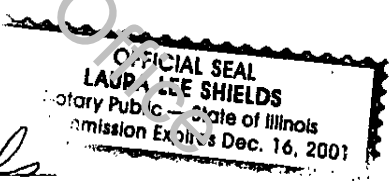
Subscribed and sworn to before me by the said Eric S. Matten this 9th day of February 2001  
Notary Public Laura Lee Shields



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 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 and hold title to real estate under the laws of the State of Illinois.

Dated February 9, 2001 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Eric S. Matten this 9th day of February 2001  
Notary Public Laura Lee Shields



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
100 N. LAUREL ST. CHICAGO, IL 60602  
TEL: 312.603.3000 FAX: 312.603.3001

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TEL: 312.603.3000 FAX: 312.603.3001



# VILLAGE OF WILMETTE

WILMETTE, ILLINOIS 60091

UNOFFICIAL COPY DEED # 0010110268-6067

KRMW 2-8-01

## REAL ESTATE TRANSFER TAX

Check Appropriate Boxes

- RESIDENTIAL       COMMERCIAL/INDUSTRIAL       MULTI-UNIT NO. of UNITS \_\_\_\_\_
- DECLARATION       EXEMPTION

Recorder or Registrar's Deed No. _____
Date Recorded <u>2-9-01</u> (For Recorder's Use Only)

### INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Village of Wilmette, 1200 Wilmette Avenue, Wilmette, Illinois 60091, at the time of purchase of real estate transfer stamps as required by the Village of Wilmette Real Estate Transfer Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) In cases involving an intermediary buyer, nominee or "straw man," one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 10-12.6 (D) of the Ordinance.
- 4) A signed copy of the Illinois Tax Declaration form must be sent to the Village of Wilmette, pursuant to Section 10-12.4 of the ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
- 5) Before transfer stamps are released the Village of Wilmette requires:
  - a final reading from the inside water meter be taken and the water bill be paid; outdated water meters be replaced; outstanding bills to the Village be paid; code violations be resolved.
- 6) For additional information, please call the Village Hall at 251-2700, Monday thru Friday, 8:30 A.M. to 5:00 P.M.

Address of Property 311 Yth Street 60091 Zip Code

Permanent Property Index No. 05-35-118-013 0010110268

Date of Deed 2-9-01 Type of Deed Warranty

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	\$ _____
Amount of Tax (\$3.00 per \$1,000 or fraction thereof of full actual consideration)	\$ _____
Payment of tax is obligation of buyer	\$ _____

Note: The Village of Wilmette Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 10-12.6 and 10-12.7 of the ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the Village of Wilmette Real Estate Transfer Tax Ordinance by paragraph(s) 10 of Section 12.6.0 of said Ordinance.

Details for exemption claimed: (explain) Transfer back from nominee for title reasons

Approved by Village of Wilmette: Kathleen Weir Date: 2-8-01

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print) Eric N. Martin  
(Seller) Math Signature 500 Skokie Blvd #30 Address 60062 Zip Code  
Date Signed 2-8-01

Seller or Agent

Grantee: (Please Print) Deniel E. Fjorsten  
(Buyer) Math Signature 500 Skokie Blvd #30 Address 60062 Zip Code  
Date Signed 2-8-01

Buyer or Agent

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## EXEMPTIONS:

**SECTION 10-12.6 EXEMPT TRANSACTIONS.** The tax imposed by this Chapter shall not apply to the following transactions, provided said transaction in each case is accompanied by a certificate setting forth the facts or such other certificate of record or sworn statement as the Director of Finance may require at the time of filing of the declaration form:

- (A) Transactions involving property acquired by or from any governmental body;
- (B) Transactions in which the deeds secure debt or other obligations;
- (C) Transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- (D) Transactions in which the actual consideration is less than five hundred dollars (\$500.00);
- (E) Transactions in which the deeds are tax deeds;
- (F) Transactions in which the deeds are releases of property which is security for a debt or other obligation;
- (G) Transactions in which the deeds are pursuant to a court decree;
- (H) Transactions made pursuant to mergers, consolidations, or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (I) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (J) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one or the other shall not be exempt from the tax;
- (K) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States; and
- (L) A transfer by lease.

**SECTION 10-12.7 EXEMPTIONS.** The taxes imposed by this Chapter shall not be imposed on or transferred by an executor or administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy. The tax imposed by this Chapter shall further be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances, provided, however, that a declaration form is filed:

- (A) From a decedent to his executor or administrator;
- (B) From a minor to his guardian, or from a guardian to his ward upon attaining majority;
- (C) From an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal or disability;
- (D) From a bank, trust company, financial institution, insurance company or other similar entity, or nominee, custodian, or trustee therefor, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under State or Federal law regulating or supervision such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (E) From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (F) From a transferee under subsections (A) through (E), inclusive, to his successor acting in the same capacity, or from one such successor to another;
- (G) From a foreign country or national thereof to the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the President of the United States by Section 5(B) of the Trading with the Enemy Act (40 stat. 415), as amended, by the First War Powers Act (55 stat. 839);
- (H) From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
- (I) Upon the death of a joint tenant or tenant by the entirety to the survivor or survivors.