

UNOFFICIAL COPY

0020649790

4/5/0131 55 001 Page 1 of 2

2002-06-11 10:50:26

Cook County Recorder 23.00



0020649790

WARRANTY DEED

THE GRANTOR, MARIA KARAS KIRIE, formerly known as Maria M. Karas, married to George P. Kirie, of the city of Chicago, County of Cook, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to

ANDREW LEE
6603 W. Belkwin Road, Morton Grove, IL

the following described Real Estate situated in the County of Cook in the State of Illinois:

UNIT NUMBER 3004, IN THE PARKVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARCEL 1: LOT 2, THE SOUTH 50 1/2 FEET OF LOT 3, THE EAST 74 FEET OF LOT 3 (EXCEPT THE SOUTH 50 1/2 FEET THEREOF) AND THE EAST 74 FEET OF LOTS 4 AND 5 (EXCEPT THAT PART OF LOT 5 FALLING IN EUGENIE STREET) ALL IN GALE'S NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS PARCEL 2: LOTS 1 AND 2 AND THAT PART OF LOT 3 FALLING WITHIN THE NORTH 113.62 FEET OF ORIGINAL LOT 1 IN WOOD AND OTHERS' SUBDIVISION OF SAID ORIGINAL LOT 1 IN GALE'S NORTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS PARCEL 3: LOTS 1. TO 9, BOTH INCLUSIVE, (EXCEPT THAT PART LYING BETWEEN THE WEST LINE OF NORTH LA SALLE STREET AND A LINE DRAWN THROUGH THE SOUTHWEST CORNER OF EUGENIE STREET AND NORTH LA SALLE STREET AND THROUGH A POINT ON THE SOUTH LINE OF LOT 10, 14 FEET WEST OF THE WEST LINE OF NORTH LA SALLE STREET), ALL IN BLOCK "B" IN THE COUNTY CLERK'S DIVISION OF PORTIONS OF UNSUBDIVIDED LAND LYING BETWEEN THE EAST LINE OF GALE'S NORTH ADDITION TO CHICAGO AFORESAID AND THE WEST LINE OF NORTH CLARK STREET, ALL IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24558738, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

SUBJECT TO:

Covenants, conditions and restrictions of record, including, but not limited to the Condominium Declaration and the Illinois Condominium Property Act; private, public and utility easements; roads and highways, party wall rights and agreements, existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2001 and subsequent years; and acts caused by or suffered through grantee.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

BOX 333-CTI

Handwritten notes: 1, 889953, CTI

Handwritten initials: J, of

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PTAX-203 Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at www.revenue.state.il.us/retd.

Step 1: Identify the property and sale information.

1 1660 N. Wadale # 304
Street address of property (or 811 address, if available)
Chicago Cook
City or village Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.*

Parcel identifying number Lot size or acreage
a 14 33 4 304K/139 600 Sqr
b _____
c _____
d _____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of deed/trust document: 05 2002
Month Year

5 Type of deed/trust document* (Mark with an "X"):
 Warranty deed
 Quit claim deed Executor deed Trustee deed
 Other (specify): _____

6 Yes No Will the property be the buyer's principal residence?*

7 Yes No Was the property advertised for sale or sold using a real estate agent?*

8 Identify the property's current and intended primary use.

Current Intended (Mark only one item per column with an "X")
a Vacant land/lot
b Residence (single-family, condominium, townhome, or duplex)
c Mobile home residence
d Apartment building (6 units or less) No. of units: _____
e Apartment building (over 6 units) No. of units: _____
f Office
g Retail establishment
h Commercial building (specify)*: _____
i Industrial building
j Farm
k Other (specify)*: _____

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 17 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

11 Full actual consideration* 11 \$ 103,000.00
12a Amount of personal property included in the purchase* 12a \$ _____
12b Was the value of a mobile home included on Lines 11 and 12a? 12b Yes No
13 Subtract Line 12a from Line 11. This is the net consideration for real property. 13 \$ _____
14 Amount for other real property transferred to the seller (in a simultaneous exchange) 14 \$ _____
as part of the full actual consideration on Line 11*
15 Outstanding mortgage amount to which the transferred real property remains subject* 15 \$ _____
16 If this transfer is exempt, use an "X" to identify the provision.* 16 b k m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. 17 \$ 173,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). 18 346
19 Illinois tax stamps — multiply Line 18 by 0.50. 19 \$ 173.00
20 County tax stamps — multiply Line 18 by 0.25. 20 \$ 86.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due. 21 \$ 184.50

*See instructions.
PTAX-203 (R-7/00)

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

Page 1 of 4

Do not write in this area.
This space is reserved for the County Recorder's Office use.

County:

Date:

0020649790

Doc. No.:

4354/0131 55 001 Page 1 of 2

2002-06-11 10:50:26

Vol.:

Cook County Recorder

23.00

Page:

JUN 10 2002

Received by:

BME

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

(Mark with an "X")

Demolition/damage Additions Major remodeling

New construction Other (specify): _____

Date of significant change*: _____ / _____ / _____
Month Year

10 Identify only the items that apply to this sale. (Mark with an "X")

a Fulfillment of instalment contract — year contract initiated*: _____

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest*

d Court-ordered sale*

e Sale in lieu of foreclosure

f Condemnation

g Auction sale

h Seller/buyer is a relocation company

i Seller/buyer is a financial institution* or government agency

j Buyer is a real estate investment trust

k Buyer is a pension fund

l Buyer is an adjacent property owner

m Buyer is exercising an option to purchase*

n Trade of property (simultaneous)*

o Sale leaseback

p Other (specify)*: _____

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Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a deed 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. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. 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.

Seller Information (Please print.)

Seller's or trustee's name: Maria Pich Seller's trust number (if applicable): _____
 Street address (after sale): 132 Hunter Rd. City: Chicago State: IL ZIP: 60614
 Seller's or agent's signature: [Signature] Seller's daytime phone: (312) 466-4005

Buyer Information (Please print.)

Buyer's or trustee's name: Andrew Lee Buyer's trust number (if applicable): _____
 Street address (after sale): 6603 W Beechwood Rd City: Morton Grove State: IL ZIP: 60053
 Buyer's or agent's signature: [Signature] Buyer's daytime phone: (847) 966-7005

Mail tax bill to:

Name or company: Andrew Lee Street address: 6603 W Beechwood Morton Grove IL 60053
 City: _____ State: _____ ZIP: _____

Preparer Information (Please print.)

Preparer's and company's name: Samuel Tamkin Preparer's file number (if applicable): _____
 Street address: 165 North Canal #1425 Chicago, IL 60606 City: _____ State: _____ ZIP: _____
 Preparer's signature: [Signature] Preparer's daytime phone: (312) 930 9370

Preparer's e-mail address (if available): _____

Identify any required documents submitted with this form. (Mark with an "X.")

_____ Extended legal description _____ Form PTAX-203-A
 _____ Itemized list of personal property

To be completed by the Chief County Assessment Officer					
1	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	_____	_____	_____	_____
	Buildings	_____	_____	_____	_____
	Total	_____	_____	_____	_____
3	Year prior to sale _____				
4	Does the sale involve a mobile home assessed as real estate? Yes No				
5	Comments				

To be completed by the Illinois Department of Revenue

Full consideration: _____
 Adjusted consideration: _____

Tab number

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Cook County Clerk's Office

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COOK COUNTY



REVENUE STAMPS

REAL ESTATE TRANSFER DECLARATION

The following is required by the Cook County Real Property Tax Ordinance effective September 1, 1993. Any transferor or transferee who fails to file with the Recorder a real property transfer declaration as required by Section 7 of this ordinance, or a supplemental transfer declaration as required by Section 10 of this ordinance or willfully falsifies the value of transferred real estate, shall be subject to a penalty equal to the amount of the applicable tax; and shall be fined an amount not to exceed \$1000.00 or imprisoned for a period not to exceed six months, or both.

Except as to Exempt Transactions, the Recorder is prohibited by law from accepting any deed, assignment or other instrument of transfer for recordation unless it is accompanied by a declaration containing all of the information requested therein.

Date
Doc. No.
JUN 10 2002
20649790
For Recorder's Use Only

PROPERTY IDENTIFICATION:

Address of Property 1660 W. LaBelle # 3004 Chicago 60644
Street or Rural Route City Zip Code

Permanent Real Estate Index No. 14 33 433 048 1339 Township North Chicago

Date of Deed 5/02 Type of Deed Warranty

TYPE OF PROPERTY:

- Single Family Commercial
 Condo, co-op Industrial
 4 or more units (residential) Vacant Land
 Mixed use (commer. & resid.) Other (attach description)

INTEREST TRANSFERRED:

- Fee title Controlling interest in real estate entity (ord. Sec. 2C)
 Beneficial interest in a land trust Other (attach description)
 Lessee interest in a ground lease

LEGAL DESCRIPTION:

Sec. _____ Twp. _____ Range _____
(Use additional sheet, if necessary)

COMPUTATION OF TAX:

Full actual consideration	\$	<u>123,000.00</u>
Less amount of personal property included in purchase	\$	<u>0.00</u>
Net consideration for real estate	\$	<u>123,000.00</u>
Less amount of mortgage to which property remains subject	\$	<u>0.00</u>
Net taxable consideration	\$	<u>123,000.00</u>
Amount of tax stamps (\$.25 per \$500 or part thereof)	\$	<u>6150</u>

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

Name and Address of Seller (Please Print) Maria Kiriak 732 Hunter Rd Glenview 60025
Street or Rural Route City Zip Code

Signature: Maria Kiriak
Seller or Agent

Name and Address of Buyer (Please Print) Andree Lee 6607 W. Belmont Rd Montebello 60653
Street or Rural Route City Zip Code

Signature: Andree Lee
Buyer or Agent

Use space below for tax mailing address, if different from above.

Name Street or Rural Route City Zip Code

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