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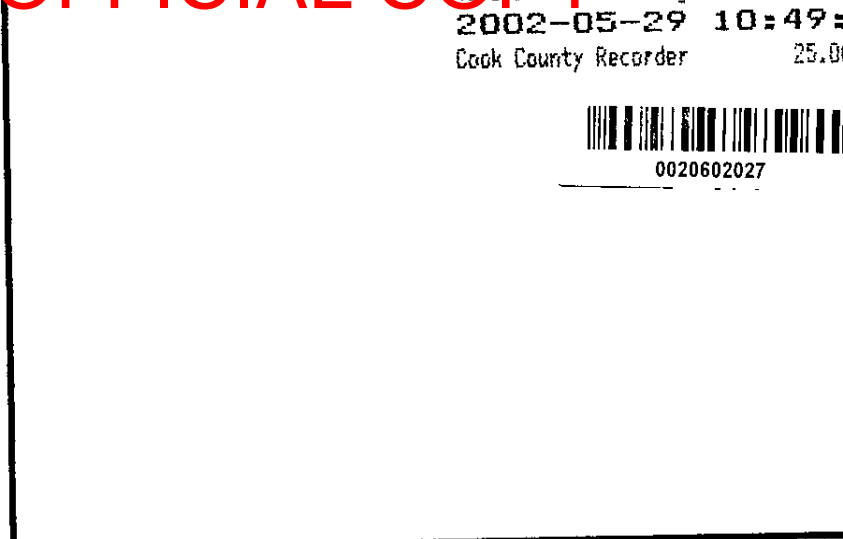
4000 0129 15 001 Page 1 of 3
2002-05-29 10:49:41
Cook County Recorder 25.00



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANTS**

7895865
20020529
[Signature]



THE GRANTOR(S), Hailong Ren and Miao Jin, husband and wife, of the Village of Forest Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty(s) to James L. Balodimas and Cynthia Balodimas, not as tenants in common, but as joint tenants,
Stanley J. Balodimas

(GRANTEE'S ADDRESS) 2010 W. Wabash, Chicago, Illinois 60616
of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto.

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE

No. 0095

[Signature] 5/14/02
Approved/Date

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, general taxes for the year 2001 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2001, 2002.

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 not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 15-13-402-050-0000
Address(es) of Real Estate: 7436 W. Harrison, Forest Park, Illinois 60130

Dated this 16th day of MAY, 2002

[Signature] Hailong Ren

[Signature] Miao Jin

BOX 333-CTI

3

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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, CERTIFY THAT Hailong Ren and Miao Jin, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 14th day of May, 2002

(Notary Public)


"OFFICIAL SEAL"
BONNIE J. MILLER
Notary Public, State of Illinois
My Commission Expires 02/02/2003

Property of Cook County Clerk's Office


Prepared By: Robert Friedman
8700 Waukegan Road, Suite 135
Morton Grove, Illinois 60053-2104

Mail To:
Mirella Capellupo Siwik
134 North LaSalle Street, Suite 1900
Chicago, Illinois 60602

Name & Address of Taxpayer:
James L. Balodimas and Cynthia Balodimas
7436 W. Harrison
Forest Park, Illinois 60130

STATE TAX
STATE OF ILLINOIS

MAY 24 2002
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000029333
REAL ESTATE TRANSFER TAX
00225.00
FP 102808

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY 24 2002
REVENUE STAMP

0000029425
REAL ESTATE TRANSFER TAX
00112.50
FP 102802

20602027

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LOT 6 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT WHICH IS 7.26 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 101.0 FEET TO A POINT WHICH IS 7.17 FEET EAST OF THE WEST LINE OF SAID LOT; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3.63 FEET THENCE SOUTH 24 FEET MORE OR LESS TO A POINT IN THE SOUTH LINE OF SAID LOT WHICH IS 3.30 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO SAID SOUTHWEST CORNER; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 125.0 FEET MORE OR LESS TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7.26 FEET TO THE PLACE OF BEGINNING) IN BLOCK 2 IN ANSTETT AND BRAUN'S ADDITION TO HARLEM, BEING A SUBDIVISION OF BLOCKS 2, 10, 13 AND 20 IN JOSEPH K. DUNLOP'S SUBDIVISION OF WEST 1/2 OF THE SOUTH EAST 1/4 AND THAT PART OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHEAST OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

20602027



PTAX-203

Illinois Real Estate Transfer Declaration

UNOFFICIAL COPY

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

County

Date

Doc. No.:

0020602027

Vol.:

4090/0129 45 001 Page 1 of 3
2002-05-29 10:49:41

Page:

Cook County Recorder 25.00

Received by

MAY 28 2002

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 7436 Harrison St.
Street address of property (or 911 address, if available)
Forest Park 39 North Princeton
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 15-13-402-050-0000 | <u>ALL lot</u> |
| b | |
| c | <u>45 X 125</u> |
| d | |

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

4 Date of deed/trust document: 05/20/02
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 | <input type="checkbox"/> | <input type="checkbox"/> | Vacant land/lot |
| b | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Residence (single-family, condominium, townhome, or duplex) |
| c | <input type="checkbox"/> | <input type="checkbox"/> | Mobile home residence |
| d | <input type="checkbox"/> | <input type="checkbox"/> | Apartment building (6 units or less) No. of units: _____ |
| e | <input type="checkbox"/> | <input type="checkbox"/> | Apartment building (over 6 units) No. of units: _____ |
| f | <input type="checkbox"/> | <input type="checkbox"/> | Office |
| g | <input type="checkbox"/> | <input type="checkbox"/> | Retail establishment |
| h | <input type="checkbox"/> | <input type="checkbox"/> | Commercial building (specify)*: _____ |
| i | <input type="checkbox"/> | <input type="checkbox"/> | Industrial building |
| j | <input type="checkbox"/> | <input type="checkbox"/> | Farm |
| k | <input type="checkbox"/> | <input type="checkbox"/> | Other (specify)*: _____ |

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 installment 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)*: _____

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," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

| | | | |
|-----|--|----|---|
| 11 | Full actual consideration* | \$ | <u>225,000</u> |
| 12a | Amount of personal property included in the purchase* | \$ | <u>0</u> |
| 12b | Was the value of a mobile home included on Lines 11 and 12a? | | <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/> |
| 13 | Subtract Line 12a from Line 11. This is the net consideration for real property. | \$ | <u>225,000</u> |
| 14 | Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11* | \$ | <u>0</u> |
| 15 | Outstanding mortgage amount to which the transferred real property remains subject* | \$ | <u>0</u> |
| 16 | If this transfer is exempt, use an "X" to identify the provision.* | | <u>b</u> <input type="checkbox"/> <u>k</u> <input type="checkbox"/> <u>m</u> <input type="checkbox"/> |
| 17 | Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. | \$ | <u>225,000</u> |
| 18 | Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). | | <u>450</u> |
| 19 | Illinois tax stamps — multiply Line 18 by 0.50. | \$ | <u>225.00</u> |
| 20 | County tax stamps — multiply Line 18 by 0.25. | \$ | <u>112.50</u> |
| 21 | Add Lines 19 and 20. This is the total amount of transfer tax due. | \$ | <u>337.50</u> |

*See instructions.

PTAX-203 (R-7/00)

ID:INT

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 2

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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.

20602027

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 interests 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. 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.)

Hai Long Ren
 Seller's or trustee's name
7436 W. Harrison St.
 Street address (after sale)
Hai Long Ren
 Seller's or agent's signature

Seller's trust number (if applicable)
Forest Park IL 60130
 City State ZIP
(708) -366-7008
 Seller's daytime phone

Buyer Information (Please print.)

James Balodimas
 Buyer's or trustee's name
210 W. Wabash Ave.
 Street address (after sale)
James Balodimas
 Buyer's or agent's signature

Buyer's trust number (if applicable)
Chicago IL 60606
 City State ZIP
(312) 424-0442
 Buyer's daytime phone

Mail tax bill to:

James Balodimas 7436 Harrison St.
 Name or company Street address
Forest Park IL 60130
 City State ZIP

Preparer Information (Please print.)

Robert Friedman
 Preparer's and company's name
8700 Waukegan Road, Suite 135
 Street address
Robert L. Friedman
 Preparer's signature

2002-1
 Preparer's file number (if applicable)
Morton Grove IL 60053
 City State ZIP
(847) 955-1077
 Preparer's daytime phone

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



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. |
| 20602027 |
| MAY 28 2002 |
| For Recorder's Use Only |

PROPERTY IDENTIFICATION:

Address of Property 7436 Harrison Street Forest Park
 Street or Rural Route City Zip Code
 Permanent Real Estate Index No. 15-13-402-050-0000 Township 39 North
 Date of Deed 05-16-02 Type of Deed Warranty

TYPE OF PROPERTY:

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

INTEREST TRANSFERRED:

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

LEGAL DESCRIPTION: 39 North 12
 Sec. 13 Twp. _____ Range _____
 (Use additional sheet, if necessary)

COMPUTATION OF TAX:

| | |
|---|---------------|
| Full actual consideration | \$ 225,000.00 |
| Less amount of personal property included in purchase | \$ _____ |
| Net consideration for real estate | \$ 225,000.00 |
| Less amount of mortgage to which property remains subject | \$ _____ |
| Net taxable consideration | \$ 225,000.00 |
| Amount of tax stamps (\$.25 per \$500 or part thereof) | \$ 112.50 |

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

Hai Long Ren 7436 W. Harris on Street Forest Park
 Name and Address of Seller (Please Print) Street or Rural Route City Zip Code
 Signature: Hai Long Ren
 Seller or Agent
James Balodimas 210 W. Wabash Ave. Chicago 60606
 Name and Address of Buyer (Please Print) Street or Rural Route City Zip Code
 Signature: James Balodimas
 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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