



PTAX-203

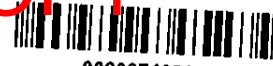
Illinois Real Estate Transfer Declaration

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Office use.

County: _____



0020974036

Date: _____

0020974036

Doc. No.: _____

1490/0014 18 001 Page 1 of 6

Vol.: _____

2002-09-05 08:58:50

Cook County Recorder

34.00

Page: _____

Received by: _____

SEP 4 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 3120 S. Indiana Ave., Unit 205
Street address of property (or 911 address, if available)
Chicago South Chicago
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 see attached legal description	
b _____	<u>12.00</u>
c _____	
d _____	

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

4 Date of deed/trust document: 0 / 8 / 20 0 0 2
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*	\$ 237,600.00
12a	Amount of personal property included in the purchase*	\$ -0-
12b	Was the value of a mobile home included on Lines 11 and 12a?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	\$ 237,600.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11*	\$ -0-
15	Outstanding mortgage amount to which the transferred real property remains subject*	\$ -0-
16	If this transfer is exempt, use an "X" to identify the provision.*	<input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	\$ 237,600.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	476.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	\$ 238.00
20	County tax stamps — multiply Line 18 by 0.25.	\$ 119.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	\$ 357.00

*See instructions.

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

Step 3: Write the legal description from the deed. Write, type (minimum 20-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.

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Please see attached legal description

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 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.)

Michigan Place LLC
 Seller's or trustee's name
5100 W. Harrison St. Chicago IL 60644
 Street address (after sale) City State ZIP
John Hill, agent (312) 704-9400
 Seller's or agent's signature Seller's daytime phone

Buyer Information (Please print.)

Richard M. and Shellee L. Defreitas
 Buyer's or trustee's name
3120 S. Indiana Ave., Unit 205 Chicago IL 60616
 Street address (after sale) City State ZIP
R. Defreitas Shellee L. Defreitas (847) 470-5895
 Buyer's or agent's signature Buyer's daytime phone

Mali tax bill to:

Richard M. and Shellee L. Defreitas, 3120 S. Indiana Ave. #205, Chicago IL 60616
 Name or company Street address City State ZIP

Preparer Information (Please print.)

Rebecca G. Lacy Sugar, Friedberg & Felsenthal
 Preparer's and company's name
30 N. LaSalle St., Suite 3000 Chicago IL 60602
 Street address City State ZIP
Rebecca G. Lacy (312) 704-9400
 Preparer's signature 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? <input type="checkbox"/> Yes <input type="checkbox"/> No				
5	Comments				

To be completed by the Illinois Department of Revenue	Tab number
Full consideration _____	
Adjusted consideration _____	

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EXHIBIT A

Parcel 1: Unit No. 3120 - 205 in the Michigan Indiana Condominium (as hereinafter described), together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(a) The leasehold estate created by the Ground Lease for Michigan Place dated December 7, 1999 between Illinois Institute of Technology, an Illinois not-for-profit corporation, as Lessor, and Michigan Place LLC, as Lessee, recorded by the Cook County Recorder of Deeds on February 29, 2000 as document no. 00-147967 including all amendments and exhibits thereto (the "Ground Lease") which Ground Lease demises the land hereinafter described for a term of years ending December 31, 2098 (except the buildings and improvements located on the land); and

(b) Ownership of the buildings and improvement located on the following described land:

Certain parts of Block 1 in Charles Walker's Subdivision of that part North of the South 60 acres of the West 1/2 of the Northwest 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey which is attached as Exhibit "B" to the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Michigan Indiana Condominium dated February 23, 2001 and recorded by the Cook County Recorder of Deeds on March 15, 2001 as document 001 0205852, as the same may have been amended from time to time (as so amended, "the Declaration"), all in Cook County, Illinois

Parcel 2: the exclusive right to the use of P- 71 and L.C.E.- 60, limited common elements as delineated on the survey attached to the Declaration aforesaid.

Permanent index numbers:

17-34-102-014

17-34-102-015

17-34-102-040

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