



# PTAX-203 Illinois Real Estate Transfer Declaration

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

County:

Date:

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Cook County Recorder 23.50

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Please read the instructions before completing this form.

## Step 1: Identify the property and sale information.

1 3401 N. Janssen, Unit G  
Street address of property (or 911 address, if available)  
Chicago Lakeview  
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 14-201-311-043 14' x 35'  
b \_\_\_\_\_  
c \_\_\_\_\_  
d \_\_\_\_\_

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

4 Date of deed/trust document: 08 / 20 02  
Month Year

5 Type of deed/trust document ("X" one item): X Warranty deed  
Quit claim deed Executor deed Trustee deed  
Other (specify): \_\_\_\_\_

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

7 X Yes \_\_\_ No Was the property advertised for sale?\*

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 X X 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)\*: \_\_\_\_\_

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 contract—year 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  
\_\_\_ Seller/buyer is a financial institution\* or government agency  
\_\_\_ 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 18 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*	11 \$ <u>350,000.00</u>
12a Amount of personal property included in the purchase*	12a \$ _____
12b Was the value of a mobile home included on Lines 11 and 12a? ___ Yes ___ No	
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ <u>350,000.00</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*	14 \$ <del>350,000.00</del> <u>0</u>
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. ___ b ___ k ___ m	
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ <u>350,000.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 \$ <u>700</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ <u>350.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ <u>175.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ <u>525.00</u>

\* 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 additional parcel identifiers and lots sizes or acreage below from Step 1, Line 3.) **Note:** If you need more room, submit a copy of this extended legal description with this form.

UNOFFICIAL COPY

THE EAST 14.89 FEET OF THE WEST 104.85 FEET OF THE NORTH 35.0 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH HALF OF LOT 21 AND ALL OF LOTS 22, 23 AND 24 IN BLOCK 8 IN LANE PARK ADDITION TO LAKE VIEW, SAID ADDITION BEING A SUBDIVISION OF THE NORTH HALF OF THE WEST HALF AND THE NORTH HALF IN THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**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.)**

Timothy S. Weber

Seller's or trustee's name 3401 N. Janssen, Unit G	Seller's trust number (if applicable) Chicago, Illinois 60657
Street address (after sale) <i>Timothy S. Weber</i>	City State ZIP Chicago Illinois 60657
Seller's or agent's signature	Seller's daytime phone ( 312 ) 930-5137

**Buyer Information (Please print.)**

John Kennelly

Buyer's or trustee's name 2528 N. Lincoln, Apt. 411	Buyer's trust number (if applicable) Chicago, Illinois 60614
Street address (after sale) <i>John Kennelly</i>	City State ZIP Chicago Illinois 60614
Buyer's or agent's signature	Buyer's daytime phone ( 773 ) 399-1122

**Mail tax bill to:**

John Kennelly 3401 N. Janssen, Unit G Chicago, Illinois 60657

Name or company	Street address	City	State	ZIP
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**Preparer Information (Please print.)**

Robert J. Hennessy

Preparer's and company's name 11800 S. 75th Ave., Ste. 101	Preparer's file number (if applicable) Palos Heights, Illinois 60463
Street address <i>Robert Hennessy</i>	City State ZIP Palos Heights Illinois 60463
Preparer's signature	Preparer's daytime phone ( 708 ) 301-0826

Preparer's e-mail address (if available)

Identify any other 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 \_\_\_\_\_