



# PTAX-203

## Illinois Real Estate Transfer Declaration

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County: \_\_\_\_\_  
 Date: 0020937591  
 Doc. No.: 0020937591  
 Vol.: 1289/0224 05 001 Page 1 of 3  
2002-08-26 12:46:25  
 Page: Cook County Recorder 25.50  
 Received by: AUG 23 2002

Please read the instructions before completing this form. This form can be completed electronically at [www.revenue.state.il.us/retd](http://www.revenue.state.il.us/retd).

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

- 1 4170 N. Marine Drive, Unit 20-C  
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 <u>14-16-304-039-1195</u>	<u>EST. 950 sq ft</u>
b _____	<u>CONDO</u>
c _____	
d _____	
- 4 Write additional parcel identifiers and lot sizes or acreage in Step 3.  
Date of deed/trust document: 08/20/02  
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 <input type="checkbox"/>	Fulfillment of installment contract — year contract initiated*: _____
b <input type="checkbox"/>	Sale between related individuals or corporate affiliates
c <input type="checkbox"/>	Transfer of less than 100 percent interest*
d <input type="checkbox"/>	Court-ordered sale*
e <input type="checkbox"/>	Sale in lieu of foreclosure
f <input type="checkbox"/>	Condemnation
g <input type="checkbox"/>	Auction sale
h <input type="checkbox"/>	Seller/buyer is a relocation company
i <input type="checkbox"/>	Seller/buyer is a financial institution* or government agency
j <input type="checkbox"/>	Buyer is a real estate investment trust
k <input type="checkbox"/>	Buyer is a pension fund
l <input type="checkbox"/>	Buyer is an adjacent property owner
m <input type="checkbox"/>	Buyer is exercising an option to purchase*
n <input type="checkbox"/>	Trade of property (simultaneous)*
o <input type="checkbox"/>	Sale-leaseback
p <input type="checkbox"/>	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*   | 11 \$ <u>180,000.00</u>   |
| 12a Amount of personal property included in the purchase*   | 12a \$ <u>00.00</u>   |
| 12b Was the value of a mobile home included on Lines 11 and 12a?  | 12b <u>Yes</u> <input checked="" type="checkbox"/> No                               |
| 13 Subtract Line 12a from Line 11. This is the net consideration for real property.   | 13 \$ <u>180,000.00</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 \$ <u>00.00</u>  |
| 15 Outstanding mortgage amount to which the transferred real property remains subject*  | 15 \$ <u>00.00</u>  |
| 16 If this transfer is exempt, use an "X" to identify the provision.*   | 16 <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.  | 17 \$ <u>180,000.00</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>360.00</u>  |
| 19 Illinois tax stamps — multiply Line 18 by 0.50.  | 19 \$ <u>180.00</u>   |
| 20 County tax stamps — multiply Line 18 by 0.25.  | 20 \$ <u>90.00</u>  |
| 21 Add Lines 19 and 20. This is the total amount of transfer tax due.   | 21 \$ <u>270.00</u>   |

\*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

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.

see attached legal

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.)

Seller's or trustee's name: Joseph M. Donovan, as Trustee
Street address (after sale): 6804 JOLIFF RO, INDIAN HEAD PARK; Apt 25 IL
Seller's or agent's signature: x Joseph M. Donovan
Seller's trust number (if applicable): 60525
City: Chicago State: IL ZIP: 60680
Seller's daytime phone: (708) 784 0680

Buyer Information (Please print.)

Buyer's or trustee's name: Mihailo Vucic
Street address (after sale): 4170 N. MARINE DR.
Buyer's or agent's signature: Mihailo Vucic
Buyer's trust number (if applicable):
City: Chicago State: IL ZIP: 60613
Buyer's daytime phone: (773) 665-1095

Mail tax bill to:

Name or company: Mihailo Vucic Street address: 4170 N. MARINE DR CHICAGO IL 60613

Preparer Information (Please print.)

Preparer's and company's name: Ralph F. Tellefsen, III Attorney at Law
Street address: 172 Berkley Avenue
Preparer's signature: [Signature]
Preparer's file number (if applicable): Elmhurst IL 60126
City: Chicago State: IL ZIP: 60613
Preparer's daytime phone: (630) 279-6903

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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## Legal Description:

Unit No. 20 C together with its undivided percentage interest in the common elements in Waterford Condominium as delineated on a survey of the following described real estate: Lots 7, 8, 9 and 10 in County Clerk's Division of Lot 12 and 13 and 25 (except the west 50 feet thereof) together with accretion, in Simon and Gordon's Addition to Chicago, a subdivision of Lot 10 and 19 and vacated streets between in School Trustees' Subdivision of Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, also the west 100 feet of Lot 13 in Simon and Gordon's Addition to Chicago, said addition being a subdivision of Lot 10 and Lot 19 and vacated streets between same in School Trustees' Subdivision of Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as exhibit "A" to Declaration made by LaSalle National Bank as trustee under trust no 43052 recorded as document 22414417, as amended from time to time (excepting from said development parcel all the property and space comprising all the units defined and set forth in said Declaration and Survey).

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