



# PTAX-203 UNOFFICIAL COPY

## Illinois Real Estate Transfer Declaration

County: \_\_\_\_\_  
 Date: **AUG 23 2002**  
 Doc. No.: \_\_\_\_\_  
 Vol.: \_\_\_\_\_  
 Page: **0020937505**  
 Received by: **ES** **2002-08-26 13:19:14**  
 Cook County Recorder 25 53



0020937505

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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 5728 Keeney Street  
 Street address of property (or 911 address, if available)  
Morton Grove 60053  
 City or village Niles  
 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>10-20-427-017</u>	<u>[Handwritten]</u>
b _____	_____
c _____	_____
d _____	_____

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

4 Date of deed/trust document: 08/2002  
 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.")
<input type="checkbox"/>	<input type="checkbox"/>	Vacant land/lot
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residence (single-family, condominium, townhome, or duplex)
<input type="checkbox"/>	<input type="checkbox"/>	Mobile home residence
<input type="checkbox"/>	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
<input type="checkbox"/>	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
<input type="checkbox"/>	<input type="checkbox"/>	Office
<input type="checkbox"/>	<input type="checkbox"/>	Retail establishment
<input type="checkbox"/>	<input type="checkbox"/>	Commercial building (specify)*: _____
<input type="checkbox"/>	<input type="checkbox"/>	Industrial building
<input type="checkbox"/>	<input type="checkbox"/>	Farm
<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  
 r  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)\*: \_\_\_\_\_

1st AMERICAN TITLE Order # 70038

### 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.

1 Full actual consideration*	11 \$ <u>396,000</u>
2a Amount of personal property included in the purchase*	12a \$ <u>0</u>
2b Was the value of a mobile home included on Lines 11 and 12a?	12b Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
3 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ <u>396,000</u>
4 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>0</u>
5 Outstanding mortgage amount to which the transferred real property remains subject*	15 \$ <u>0</u>
6 If this transfer is exempt, use an "X" to identify the provision.*	16 <u>b</u> <u>k</u> <u>m</u>
7 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ <u>396,000</u>
8 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 <u>792</u>
9 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ <u>396.00</u>
10 County tax stamps — multiply Line 18 by 0.25.	20 \$ <u>198.00</u>
11 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ <u>594.00</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

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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.

Lot 17 in Block 2 in Fredrickson and Sundberg's Subdivision of part of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois on October 6, 1958, as document 1821869.

**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.)**

**Theodore Bydalek, as Trustee**  
 Seller's or trustee's name  
2326 AORN PL.  
 Street address (after sale)  
Stuart M. Kessler, P.C.  
 Seller's or agent's signature  
 Seller's trust number (if applicable) Buffalo Grove IL 60089  
 City State ZIP  
 Seller's daytime phone (847) 818-9933

**Buyer Information (Please print.)**

**Joe Mannacheril**  
 Buyer's or trustee's name  
5728 Keeney Morton Grove, IL 60053  
 Street address (after sale)  
J. Mannacheril  
 Buyer's or agent's signature  
 Buyer's trust number (if applicable)  
 City State ZIP  
 Buyer's daytime phone (847) 965-5843

**Mail tax bill to:**

Joe Mannacheril 5728 Keeney St Morton Grove IL 60053  
 Name or company Street address City State ZIP

**Preparer Information (Please print.)**

**Stuart M. Kessler, P.C.**  
 Preparer's and company's name  
3255 N. Arlington Heights Road, Suite 501  
 Street address  
Stuart M. Kessler  
 Preparer's signature  
skesslerpc@aol.com  
 Preparer's e-mail address (if available)  
 Preparer's file number (if applicable)  
Arlington Heights IL 60004  
 City State ZIP  
 Preparer's daytime phone (847) 818-9933

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 \_\_\_\_\_