



# Transfer Declaration

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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.

1 420 W Burlington Unit 203  
Street address of property (or 911 address, if available)

City or village

Township

2 Write the total number of parcels to be transferred. \_\_\_\_\_

3 Write the parcel identifying numbers and lot sizes or acreage.\*

Parcel identifying number	Lot size or acreage
a <u>18-04-121-034-0000</u>	<u>1.340</u>
b _____	_____
c _____	_____
d _____	_____

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

4 Date of deed/trust document: 09/2002  
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".)

- a  Vacant land/lot
- b  Residence (single-family, condominium, townhome, or duplex)
- c  Mobile home residence
- d  Apartment building (8 units or less) No. of units: \_\_\_\_\_
- e  Apartment building (over 8 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 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*	11 \$ <u>290,000</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?	12b Yes No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ <u>290,000</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*	14 \$ <u>290,000</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.*	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>290,000</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>580</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ <u>290</u>
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ <u>145</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ <u>435</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 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 a 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)

James J. Loies and Kimberly V. Loies  
 Seller's or trustee's name  
1301 41st St., La Grange, IL 60525  
 Street address (after sale)  
Kimberly V. Loies  
 Seller's or agent's signature  
 Seller's trust number (if applicable)  
 City State ZIP  
(312) 443-0337  
 Seller's daytime phone

### Buyer Information (Please print)

Edwin M. Steinman and Dorothy A. Steinman Trustees  
 Buyer's or trustee's name  
420 W. Burlington Ave #303  
 Street address (after sale)  
J. C. Fein  
 Buyer's or agent's signature  
 Buyer's trust number (if applicable)  
 City State ZIP  
(708) 352-9457  
 Buyer's daytime phone

### Mail tax bill to:

Name or company Street address  
LAGRAVE PL 60525  
 City State ZIP

### Preparer Information (Please print)

Nelson Silver, LLC - Warren Silver  
 Preparer's and company's name  
20 N. Clark, Suite 550  
 Street address  
 Preparer's file number (if applicable)  
Chicago IL 60602  
 City State ZIP  
(312) 444-9000  
 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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## TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000492164 CH  
STREET ADDRESS: 420 W. BURLINGTON #203  
CITY: LAGRANGE COUNTY: COOK COUNTY  
TAX NUMBER: 18-04-121-034-0000

### LEGAL DESCRIPTION:

UNITS 420-203, P7 AND P25 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SPRING AVENUE STATION CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0011096800, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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