



# PTAX-203 OFFICIAL COPY

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## Illinois Real Estate Transfer Declaration

County:

82040

Date:

Doc. No.:

Vol.:

Page:

0021020945

Received by:

1772/0111 18 001 Page 1 of 3  
2002-09-18 09:55:08  
Cook County Recorder 50.00

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 1912 S. Wells, Unit 1  
Street address of property (or 911 address, if available)  
Chicago West Town  
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 17-21-435-055 ASBLK 01X  
b 17-21-435-056  
c 17-21-435-057 1100 S. P.  
d \_\_\_\_\_

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

4 Date of deed/trust document: 09/12/02  
Month Year

5 Type of deed/trust document\* (Mark with an "X"):  
 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 (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 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\* \$ 138,000.00  
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  No   
13 Subtract Line 12a from Line 11. This is the net consideration for real property. \$ 138,000.00  
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.\* b  k  m   
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. \$ 138,000.00  
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). 276.00  
19 Illinois tax stamps — multiply Line 18 by 0.50. \$ 138.00  
20 County tax stamps — multiply Line 18 by 0.25. \$ 69.00  
21 Add Lines 19 and 20. This is the total amount of transfer tax due. \$ 207.00

**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.

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*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.)**

Suburban Bank & Trust, WTN 74-2901  
 Seller's or trustee's name \_\_\_\_\_  
56 Wallace K. Moy 53 W. Jackson Blvd  
 Street address (after sale) \_\_\_\_\_  
 Seller's or agent's signature \_\_\_\_\_  
 Seller's trust number (if applicable) \_\_\_\_\_  
Chicago IL 60604  
 City State ZIP  
(312) 987-1103  
 Seller's daytime phone \_\_\_\_\_

**Buyer Information (Please print.)**

Tracy Chin Fong  
 Buyer's or trustee's name \_\_\_\_\_  
1912 S. Wells, unit 1  
 Street address (after sale) \_\_\_\_\_  
Tracy Fong  
 Buyer's or agent's signature \_\_\_\_\_  
 Buyer's trust number (if applicable) \_\_\_\_\_  
Chicago IL 60616  
 City State ZIP  
(847) 222-9339  
 Buyer's daytime phone \_\_\_\_\_

**Mail tax bill to:**

Tracy Chin Fong 1912 S. Wells, unit 1  
 Name or company Street address  
Chicago IL 60616  
 City State ZIP

**Preparer Information (Please print.)**

Wallace K. Moy  
 Preparer's and company's name \_\_\_\_\_  
53 W. Jackson Blvd  
 Street address \_\_\_\_\_  
 Preparer's signature \_\_\_\_\_  
 Preparer's file number (if applicable) \_\_\_\_\_  
Chicago IL 60604  
 City State ZIP  
(312) 987-1103  
 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	Tab number
Full consideration _____	
Adjusted consideration _____	

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UNIT 1912-1 AND P-25 IN THE 19<sup>TH</sup> AND WELLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 55 (EXCEPTING FROM SAID LOT 55 THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 55; THENCE NORTH 31°-54'-15" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 55, A DISTANCE OF 10.09 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 31°-54'-15" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 55, A DISTANCE OF 50.55 FEET; THENCE NORTH 57°-13'-31" EAST, 18.50 FEET; THENCE SOUTH 31°-41'-55" EAST, 50.67 FEET; THENCE SOUTH 57°-36'-13" WEST, 18.32 FEET TO THE PLACE OF BEGINNING) AND ALL OF LOTS 56, 57 AND THAT PART OF LOT 60 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A CORNER OF SAID LOT 60 (SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 57 IN SANTA FE GARDEN III AFORESAID); THENCE NORTH 00°-00'-58" WEST ALONG AN EASTERLY LINE OF SAID LOT 60, A DISTANCE OF 21.82 FEET TO THE PLACE OF BEGINNING (SAID EASTERLY LINE OF SAID LOT 60 ALSO BEING THE WEST LINE OF SAID LOT 57); THENCE NORTH 88°-40'-02" WEST, 33.78 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT SAID 55; THENCE NORTH 58°-05'-45" EAST ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 55, A DISTANCE OF 13.85 FEET TO A BEND IN SAID LINE OF SAID LOT 55; THENCE NORTH 89°-59'-02" EAST ALONG THE MOST SOUTHERLY SOUTH LINE OF SAID LOT 55, A DISTANCE OF 22.01 FEET TO A CORNER OF SAID LOT 60; THENCE SOUTH 00°-00'-58" EAST ALONG AN EASTERLY LINE OF SAID LOT 60, A DISTANCE OF 8.11 FEET TO THE PLACE OF BEGINNING (SAID EASTERLY LINE ALSO BEING THE WEST LINE OF LOT 57 AFORESAID), TOGETHER WITH THAT PART OF SAID LOT 60 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A CORNER OF SAID LOT 60 (SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 57 AFORESAID); THENCE NORTH 00°-00'-58" WEST ALONG AN EASTERLY LINE OF SAID LOT 60, A DISTANCE OF 29.93 FEET TO A CORNER OF SAID LOT 60 (SAID EASTERLY LINE OF SAID LOT 60 ALSO BEING THE WEST LINE OF SAID LOT 57); THENCE SOUTH 89°-59'-02" WEST ALONG THE MOST SOUTHERLY SOUTH LINE OF LOT 55 AFORESAID, A DISTANCE OF 22.01 FEET TO A BEND IN SAID LINE; THENCE SOUTH 58°-05'-45" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 55, A DISTANCE OF 17.0 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 55; THENCE NORTH 31°-54'-15" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 55, A DISTANCE OF 122.43 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 55, SAID CORNER ALSO BEING THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 31°-54'-15" WEST ALONG THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 55, A DISTANCE OF 26.10 FEET; THENCE NORTH 56°-55'-30" EAST, 29.29 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 55; THENCE SOUTH 15°-44'-18" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 55, 39.62 FEET TO THE PLACE OF BEGINNING), ALL SANTA FE GARDEN III BEING A RESUBDIVISION OF PART OF BLOCKS 21, 24, 25 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF SOUTHEAST FRACTIONAL ¼ OF SECTION 21, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON AUGUST 27, 2002 AS DOCUMENT NUMBER 0020942284, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

P.I.N.: 17-21-435-055 through 17-21-435-057

Commonly known as 1912 S. Wells Street, Unit 1  
Chicago, Illinois 60616

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