

UNOFFICIAL COPY

0930080567

4599/0104 27 001 Page 1 of 3
2003-01-17 09:29:10
Cook County Recorder 28.50

WARRANTY DEED

131-923881

11690
2023



0030080567

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

KOKOSZKA & JANCZUR
ATTORNEYS AT LAW
7240 ARGUS DRIVE
ROCKFORD, IL 61107



STEWART TITLE OF ILLINOIS
107 NORTH LASALLE STREET, SUITE 1020
CHICAGO, IL 60602

THIS INDENTURE, made and entered into this 17th day of DECEMBER, 2002, by and between Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Department of Housing and Urban Development, party of the first part, and NAEL A. KESHTA, 2300 W. 21ST ST., CHICAGO, IL 60608, his/her/their heirs and assigns, party(ies) of the second part.

3
sw

WITNESSETH that for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby grant, bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate commonly known as 2240 HIGHLAND, BERWYN, IL 60402, which is legally described as follows:

(See Attached Legal Description)

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SAID CONVEYANCE is made subject of all covenants, easements, restrictions reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

AND THE SAID party of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons, claiming same by, through or under him/her but no further of otherwise.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal as Attorney-In-Fact for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of a Limited Power of Attorney executed on October 4, 1999,

069771 / 11690

UNOFFICIAL COPY

THE NORTH 30 FEET OF THE SOUTH 91.52 FEET OF LOT 6 IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

39

P.I.N. #16-29-101-026

C/K/A 2240 SOUTH HIGHLAND AVENUE, BERWYN, IL 60402

Property of Cook County Clerk's Office

30080567



PTAX-203

Illinois Real Estate Transfer Declaration

UNOFFICIAL COPY

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

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

JAN 09 2003

Please read the instructions before completing this form.

Step 1: Identify the property and sale information.

1 2240 S. Highland Ave
Street address of property (or 911 address, if available)
Berwyn 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 16-29-10-026
b
c
d

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 remodel
New construction Other (specify):
Date of significant change*: / /
Month Year

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

4 Date of deed/trust document: 10, 2002
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
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)*:

5 Type of deed/trust document ("X" one item):
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?*

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)*:

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 \$ 147,511.00
12a Amount of personal property included in the purchase* 12a \$ -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. 13 \$ 147,511.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11* 14 \$ -0-
15 Outstanding mortgage amount to which the transferred real property remains subject* 15 \$ Exempt
16 If this transfer is exempt, use an "X" to identify the provision.* X b k m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. 17 \$ EXEMPT
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). 18 \$ EXEMPT
19 Illinois tax stamps — multiply Line 18 by 0.50. 19 \$ EXEMPT
20 County tax stamps — multiply Line 18 by 0.25. 20 \$ EXEMPT
21 Add Lines 19 and 20. This is the total amount of transfer tax due. 21 \$ EXEMPT

* See instructions.

This form is authorized in accordance with 35 ILCS 200/31-1 at 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 the extended legal description with this form.

UNOFFICIAL COPY

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.)

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Seller's or trustee's name: 77 WEST JACKSON BOULEVARD, CHICAGO, ILLINOIS 60604

Street address (after sale): Swartz is agent

Seller's or agent's signature: [Signature]

Seller's trust number (if applicable): _____

City: (815) State: _____ ZIP: 227-8811

Seller's daytime phone: _____

Buyer Information (Please print.)

Buyer's or trustee's name: Nael A. Brasita

Street address (after sale): 2240 S Highland Ave Berwyn IL 60402

Buyer's or agent's signature: [Signature]

Buyer's trust number (if applicable): _____

City: (312) State: _____ ZIP: 437-0072

Buyer's daytime phone: _____

Mail tax bill to:

Name or company: nael A. brasita Street address: 2240 S. Highland Ave, Berwyn IL 60402

City: _____ State: _____ ZIP: _____

Preparer Information (Please print.)

Preparer's and company's name: KOKOSZKA & JANCZUR, P.C.

Street address: 7240 ARGUS DRIVE, ROCKFORD, ILLINOIS 61107

Preparer's signature: [Signature]

Preparer's trust number (if applicable): _____

City: (815) State: _____ ZIP: 227-8811

Preparer's daytime phone: _____

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-203-1 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 _____

UNOFFICIAL COPY

THE NORTH 30 FEET OF THE SOUTH 91.52 FEET OF LOT 6 IN BLOCK 7 IN THE
SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST 1/4 OF
SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 16-29-101-026. Commonly known
as 2240 South Highland Avenue, Berwyn, IL 60409 PARAGRAPH 1 OF THE BERWYN
ORDINANCE NO. 118888 AS AMENDED

Property of Cook County Clerk's Office



REAL ESTATE TRANSFER DECLARATION

The following is required by the Cook County Real Property Tax Ordinance effective September 1, 1993. Any transferor or transferee who fails to file with the Recorder a real property transfer declaration as required by Section 7 of this ordinance, or a supplemental transfer declaration as required by Section 10 of this ordinance or willfully falsifies the value of transferred real estate, shall be subject to a penalty equal to the amount of the applicable tax; and shall be fined an amount not to exceed \$1000.00 or imprisoned for a period not to exceed six months, or both.

Except as to Exempt Transactions, the Recorder is prohibited by law from accepting any deed, assignment or other instrument of transfer for recordation unless it is accompanied by a declaration containing all of the information requested therein.

Date
Doc. No.
JAN 09 2003
For Recorder's Use Only

PROPERTY IDENTIFICATION:

Address of Property 2240 S. Highland Ave Berwyn 60402
Street or Rural Route City Zip Code
Permanent Real Estate Index No. 10-29-101-0240 Township WEST TOWN
Date of Deed 12/2002 Type of Deed WARRANTY

TYPE OF PROPERTY:

- Single Family
Condo, co-op
4 or more units (residential)
Mixed use (commet. & resid.)
Commercial
Industrial
Vacant Land
Other (attach description)

INTEREST TRANSFERRED:

- Fee title
Beneficial Interest in a land trust
Lessee Interest in a ground lease
Controlling interest in real estate entity (ord. Sec. 2C)
Other (attach description)

LEGAL DESCRIPTION:

Sec. 29 Twp. 39N Range 13
(Use additional sheet, if necessary)

COMPUTATION OF TAX:

Table with 2 columns: Description, Amount. Rows include Full actual consideration (\$147,511.00), Less amount of personal property included in purchase (.00), Net consideration for real estate (\$147,511.00), Less amount of mortgage to which property remains subject (EXEMPT), Net taxable consideration (EXEMPT), Amount of tax stamps (\$0.00).

"EXEMPT" under provisions of Paragraph B Section 4, Real Estate Transfer Tax Act.

12/18/02 Swartz
Date Buyer, Seller or Representative

ATTESTATION OF PARTIES: We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

US DEPARTMENT OF HUD: 77 West Jackson Boulevard, Chicago, IL 60604

Name and Address of Seller (Please Print) Street or Rural Route City Zip Code
Signature: Swartz - as agent
Name and Address of Buyer (Please Print) Street or Rural Route City Zip Code
Signature: Nael A. Heshta

Use space below for tax mailing address, if different from above.

nael A. Heshta 2240 S. Highland Ave, Berwyn 60402
Name Street or Rural Route City Zip Code

UNOFFICIAL COPY

THE NORTH 30 FEET OF THE ... 11.52 FEET OF LOT 6 IN BLOCK 7 IN THE
SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST 1/4 OF
SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 16-29-101-026. Commonly known
as 2240 South Highland Avenue, Berwyn, IL 60409
PARAGRAPH 1
of THE BERWYN ...
... A REAL ESTATE

Property of Cook County Clerk's Office



UNOFFICIAL COPY

CITY OF BERWYN

REAL ESTATE TRANSFER TAX

Check One:

DECLARATION

EXEMPTION

Check One:

ASSIGNMENT OF BENEFICIAL INTEREST OF LAND TRUST

DEED

RECORDER
OR REGISTRAR'S
DEED NO. _____

DATE RECORDED _____

(For Recorder's Use Only)

JAN 09 2003

INSTRUCTIONS:

- This form and the original deed must be filled out completely, and this form signed by at least one of the grantees (buyer), and/or one of the grantors (seller), and presented to the Office of the City Collector, 6700 West 26th Street, Berwyn, Illinois, at the time of purchase of real estate transfer stamps as required by the City of Berwyn Real Estate Tax Ordinance. The deed will not be recorded unless the stamps are affixed to the deed and this form attached, or affixed to the assignment of beneficial interest of any land trust at time of filing with the trustee.
- The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- In cases involving an intermediary buyer, nominee or "straw men", one declaration form must be prepared for each deed that is to be recorded. (One of these transactions is usually exempt under Section 888.06 of the Ordinance.)
- A signed copy of the Illinois Tax Declaration form must be delivered to the Office of the City Collector, pursuant to Section 888.09 of the Berwyn Ordinances, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest, or at the time of the payment of the tax, whichever occurs first.
- Prior to the issuance of revenue transfer stamps, the person applying for the stamps must show evidence to the City Collector that all of the requirements and provision of Chapter 1442 (CERTIFICATE OF COMPLIANCE) have been fully complied with.
- Prior to the issuance of revenue transfer stamps, the Department of Water must certify that BELONGING WATER, GARBAGE, AND SEWER charges are paid in full. CERTIFIED BY _____
- For additional information, please call the City Collector's Office at 788-2660, Monday thru Friday, 9:00 A.M. to 5:00 P.M.

Address of Property 2240 South Highland Avenue, Berwyn, Illinois 60402
Street Zip Code

Permanent Property Index No. 16-29-101-026

Date of Deed or Assignment 12/02

Type of Deed WARRANTY

Full Actual Consideration (include amount of mortgage and value of liabilities assumed)	\$ 147511.00
Amount of Fee (\$10.00 per \$1,000 or fraction thereof of full actual consideration)	\$ EXEMPT (\$25.00)

Personal checks must be certified.

Note: The City of Berwyn Real Property Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 888.06 of the Berwyn Ordinances which are printed on the reverse side. There is imposed upon any exempt transaction a service charge of Twenty-Five Dollars (\$25.00).

I hereby declare that this transaction is exempt from taxation under the City of Berwyn Real Property Transfer Tax Ordinance by paragraph(s) A of Section 888.06 of said ordinance.

Details for exemption claimed: (explain)

"EXEMPT" under provisions of Paragraph B Section 4, Real Estate Transfer Tax Act.

government property Date 12/18/02 Buyer, Seller or Representative Keshta

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print)

(Seller) Secretary of Housing and Urban Development, 77 West Jackson Blvd., Chicago, IL 60604
Name Address Zip Code

Signature [Signature] Date Signed 12/18/02
Seller or Agent

Grantee: (Please Print)

(Buyer) NAEL A. Keshta 2300 West 21st Street, Chicago, Illinois 60608
Name Address Zip Code

Signature [Signature] Date Signed 12/18/02
Buyer or Agent

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH D OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION. DATE 12/18/02 TELLER [Signature]
 610202 99 \$ 25.00 R/E Transfer Tax.
 F71 Dec 20 02:11:45 2002 VPM
 130 0000 11-4-00-4314
 BH/

UNOFFICIAL COPY

EXEMPTIONS:

888.06 TRANSFERS EXEMPT FROM TAX.

Subject to the requirements of Section 888.06, the following transfers are exempt from the tax imposed by this chapter:

- (a) Transfers involving real property acquired by or from any governmental body; acquired from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes; or acquired by any international organization not subject to local taxes under applicable law;
 - (b) Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligations;
 - (c) Transfers in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
 - (d) Transfers in which the transfer price is less than five hundred dollars (\$500.00);
 - (e) Transfers in which the deed is a tax deed;
 - (f) Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
 - (g) Transfers in which the deed is a deed of partition, provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
 - (h) Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
 - (i) Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock, and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
 - (j) Transfers made pursuant to a confirmed plan of reorganization as provided under Section 1146(c) of Chapter 11 of the United States Bankruptcy Code of 1978, as amended;
 - (k) Transfers of title to, or beneficial interest in, real property used primarily for commercial or industrial purposes located in an enterprise zone, as defined in the Illinois Enterprise Act (PA 82-1019, as amended);
 - (l) Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale, or pursuant to a transfer in lieu of foreclosure.
- (Ord. 91-13. Passed 3-8-94.)