

UNOFFICIAL COPY

WARRANTY DEED

MARKHAM OFFICE

EUGENE "GENE" MOORE

RECORDER

COOK COUNTY



Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 04/24/2003 10:46 AM Pg: 1 of 2

MAIL TO:

THOMAS VAUGHN

P.O. Box 1774

Chicago, Illinois 60690

NAME & ADDRESS OF TAXPAYER:

CARLOS M. FLOYD

1000 Evergreen Circle

Olympia Fields, Illinois 60461

GRANTOR(S), VICTOR B. DICKSON and ELVENA T. DICKSON, Husband and Wife of Flossmoor in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), TASHA M. HARRIS of 4800 South Chicago Beach Drive, #2312-S, Chicago in the County of Cook, in the State of Illinois, the following described real estate:

Lot 1 in A.T. McIntosh and Company's Pine Woods Subdivision in Lots 9 and 10 (except the East 12 Feet thereof) in Subdivision of Parts of Section 23, Township 35 North, Range 17, East of the Third Principal Meridian, according to Plat recorded as Document 3638070 in Book 88 of Plats Page 16, in Cook County, Illinois.

Permanent Index No:

31-23-107-047

Property Address:

1000 Evergreen Circle

Olympia Fields, Illinois 60461

SUBJECT TO: (1) General real estate taxes for the year 2002 and subsequent years. (2) Covenants, conditions and restrictions of record. hereby releases Homestead Exemption Laws of the State of Illinois.

DATED this 21st day of March, 2003.

VICTOR B. DICKSON

ELVENA T. DICKSON

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that VICTOR B. DICKSON and ELVENA T. DICKSON, Husband and Wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said

2

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ins Lument as their free and voluntary act, for the uses and purposes
therein set forth, including the release and waiver of the right of
homestead.

Given under my hand and notary seal, this 21st day of

March

, 2003.

Rita K. Beckwith

Notary Public



My commission expires 3-11-03

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph _____ Section 4,

Real Estate Transfer Act

Date: _____

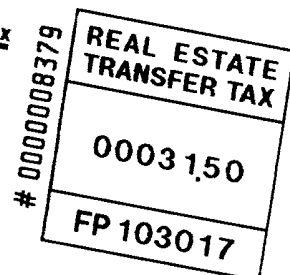
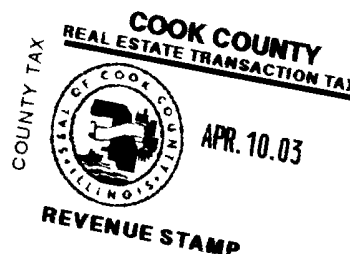
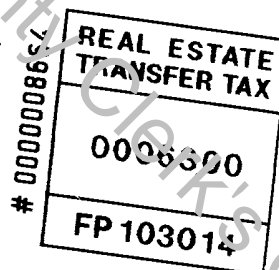
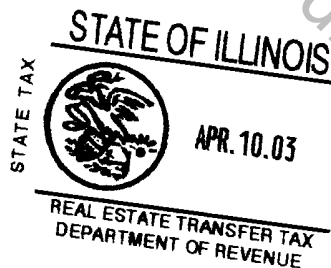
Prepared By:

GORDON A. COCHRANE

20000 Governors Drive

Olympia Fields, Illinois 60461-3001

Signature: _____





PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at www.revenue.state.il.us/retd.

Step 1: Identify the property and sale information.

- 1 1000 Evergreen Circle
Street address of property (or 911 address, if available)
Olympia Fields Rich
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 31-23-107-047 50' x 100'
b _____
c _____
d _____
- Write additional parcel identifiers and lot sizes or acreage in Step 3.
- 4 Date of deed/trust document: 0 3 / 2 0 0 3
Month Year
- 5 Type of deed/trust document* (Mark with an "X.") XX Warranty deed
____ Quit claim deed ____ Executor deed ____ Trustee deed
____ Other (specify): _____
- 6 ____ Yes X No Will the property be the buyer's principal residence?*
- 7 ____ Yes X 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 X X 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)*: _____

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

County:

Date:

Doc. No.:

Vol.:

Page:



0311447095

Eugene "Gene" Moore Fee: \$.00

Received by Cook County Recorder of Deeds
Date: 04/24/2003 10:46 AM Pg: 1 of 2

- 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 \$ 63,000.00
- 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? 12b ____ Yes X No
- 13 Subtract Line 12a from Line 11. This is the net consideration for real property. 13 \$ 63,000.00
- 14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11* 14 \$ -0-
- 15 Outstanding mortgage amount to which the transferred real property remains subject* 15 \$ -0-
- 16 If this transfer is exempt, use an "X" to identify the provision.* 16 ____ b ____ k ____ m
- 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. 17 \$ 63,000.00
- 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). 18 126.00
- 19 Illinois tax stamps — multiply Line 18 by 0.50. 19 \$ 63.00
- 20 County tax stamps — multiply Line 18 by 0.25. 20 \$ 31.50
- 21 Add Lines 19 and 20. This is the total amount of transfer tax due. 21 \$ 94.50

*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 1 in A.T. McIntosh and Company's Pine Woods Subdivision in Lots 9 and 10 (except the East 12 Feet thereof) in Subdivision of Parts of Section 23, Township 35 North, Range 13, East of the Third Principal Meridian, according to Plat recorded as Document 3638070 in Book 88 of Plats Page 16, in Cook County, Illinois

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.)

Victor B. Dickson

Seller's or trustee's name

1618 Butterfield Road

Flossmoor

Seller's trust number (if applicable)

IL 60422

Street address (after sale)

City State ZIP

(708) 481-9530

Seller's or agent's signature

Seller's daytime phone

Buyer Information (Please print.)

Carlos M. Floyd

Buyer's or trustee's name

4800 South Chicago Beach Drive, #2312-S Chicago IL 60615

Buyer's trust number (if applicable)

Street address (after sale)

City State ZIP

(708) 481-9530

Buyer's or agent's signature

Buyer's daytime phone

Mail tax bill to:

Carlos Floyd

Name or company

Street address

City State ZIP

Preparer Information (Please print.)

Gordon A. Cochrane

Preparer's and company's name

20000 Governors Drive, Suite 102, Olympia Fields IL 60461

Preparer's file number (if applicable)

Street address

City State ZIP

(708) 481-9530

Preparer's signature

Preparer's daytime phone

gcochrane@earthcafe.com

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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COOK COUNTY

**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.



0311447095
Eugene "Gene" Moore Fee: \$.00
Cook County Recorder of Deeds
Date: 04/24/2003 10:46 AM Pg: 1 of 2

Recorder's Validation

PROPERTY IDENTIFICATION:

Address of Property 1000 Evergreen Circle Olympia Fields 60461
Street or Rural Route City Zip Code
Permanent Real Estate Index No. 31-23-107-047 Township Rich
Date of Deed 3-21-03 Type of Deed Warranty

TYPE OF PROPERTY:

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

INTEREST TRANSFERRED

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

LEGAL DESCRIPTION:

Sec. 23 Twp. 35 Range 13
(Use additional sheet, if necessary)

Lot 1 in A.T. McIntosh and Company's Pine Woods Subdivision in Lots 9 and 10 (except the East 12 Feet thereof) in Subdivision of Parts of Section 23, Township 35 North, Range 13, East of the Third Principal Meridian, according to Plat recorded as Document 3638070 in Book 88 of Plats Page 16, in Cook County, Illinois

COMPUTATION OF TAX:

Full actual consideration	\$	<u>63,000.00</u>
Less amount of personal property included in purchase	\$	<u>-0-</u>
Net consideration for real estate	\$	<u>63,000.00</u>
Less amount of mortgage to which property remains subject	\$	<u>-0-</u>
Net taxable consideration	\$	<u>63,000.00</u>
Amount of tax stamps (\$.25 per \$500 or part thereof)	\$	<u>31.50</u>

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

Victor B. Dickson 1618 Butterfield Road Flossmoor IL 60422

Name and Address of Seller (Please Print) Street or Rural Route City Zip Code

Signature: [Signature]
Seller or Agent

Carlos Floyd 4800 S. Chicago Beach Drive, #2312-S Chicago IL 60615
Name and Address of Buyer (Please Print) Street or Rural Route City Zip Code

Signature: [Signature]
Buyer or Agent

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

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EXEMPT TRANSFERS

(Check the Appropriate Box)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- ☐ A. Transfers of real property made prior to May 21, 1979 where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- ☐ B. Transfers involving real property acquired by or from any governmental body or acquired by 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;
(Copy of IRS granting tax exempt status must be attached)
- ☐ C. Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligations;
- ☐ D. 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;
- ☐ E. Transfers in which the transfer price is less than \$100.00;
- ☐ F. Transfers in which the deed is a tax deed;
- ☐ G. Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- ☐ H. 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;
- ☐ I. 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;
- ☐ J. 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;
- ☐ K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;
Provide bankruptcy court docket number: _____;
- ☐ L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- ☐ M. 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.

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(Copy of IRS granting tax exempt status must be attached)
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- ☐ F. Transfers in which the deed is a tax deed;
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- ☐ J. 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;
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Provide bankruptcy court docket number: _____;
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