

203-2700

WARRANTY DEED

**UNOFFICIAL COPY**



Eugene "Gene" Moore Fee: \$26.50  
Cook County Recorder of Deeds  
Date: 05/20/2003 02:12 PM Pg: 1 of 2

THE GRANTOR, **ALLAN R. JEZIORSKI**, divorced and not since remarried, of the City of Tinley Park, State of Illinois, for the consideration of Ten and No/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **CHARLES OSEARO and KLARY OSEARO**, husband and wife, not as Joint Tenants not as Tenants in Common but as Tenants by the Entirety, of 10901 S. Keating Ave., Oak Lawn, Illinois;

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 55, CALEDONIA TOWNHOMES OF TINLEY PARK PHASE III, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AN UPON THE COMMON AREAS AS CREATED AND DESCRIBED IN THE DECLARATION OF EASEMENTS AND COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 09099880 AND AS REFERRED TO ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 00635834.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Tax Number: **27-27-321-021**

Commonly known as: **9456 Perth Circle, Tinley Park, Illinois 60477**

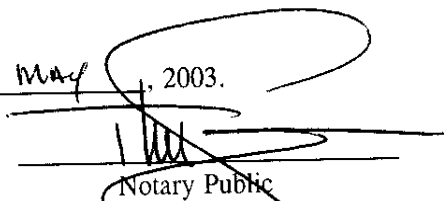
DATED this 9<sup>th</sup> day of May, 2003.

 (SEAL)  
**ALLAN R. JEZIORSKI**

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that ALLAN R. JEZIORSKI is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 9<sup>th</sup> day of May, 2003.

"OFFICIAL SEAL"  
Commission expires THOMAS SOMER, 20  
Notary Public, State of Illinois  
My Commission Expires 03/26/05

  
Notary Public

This instrument was prepared by Thomas J. Somer, 421 Ashland Ave., Chicago Heights, Illinois 60411

Mail to:

Bob Allen, Esq.  
9944 S. Roberts Rd.  
Suite 108  
Palos Hills, Illinois 60465

Send subsequent tax bills to:

Charles & Klary Osearo  
9456 Perth Circle  
Tinley Park, Illinois 60477

Box 64

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Property of Cook County Clerk's Office

**COUNTY TAX**  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
MAY 20 03  
REVENUE STAMP  
# 0000103347

REAL ESTATE TRANSFER TAX
0013000
FP326670

**STATE TAX**  
STATE OF ILLINOIS  
MAY 20 03  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000052015

REAL ESTATE TRANSFER TAX
0026000
FP326669



# PTAX-203 Illinois Real Estate Transfer Declaration

UNOFFICIAL COPY

This space is reserved for the Cook County Recorder of Deeds Office  
 County: Eugene "Gene" Moore Fee: \$260.00  
 Cook County Recorder of Deeds  
 Date: 05/20/2003 01:25 PM  
 Date:  
 Doc. No.:  
 Vol.:  
 Page:  
 Received by:  
 Eugene "Gene" Moore Fee: \$0.00  
 Cook County Recorder of Deeds  
 Date: 05/20/2003 02:12 PM Pg: 1 of 3

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 9456 Perth Circle  
 Street address of property (or 911 address, if available)  
Linley Plk  
 City or village  
ORLAND  
 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 27-27-321-021 50'x125'  
 b \_\_\_\_\_  
 c \_\_\_\_\_  
 d \_\_\_\_\_

4 Date of deed/trust document: 05/2003  
 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 (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\*: 2003  
 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\*  
 12a Amount of personal property included in the purchase\*  
 12b Was the value of a mobile home included on Lines 11 and 12a?  
 13 Subtract Line 12a from Line 11. This is the net consideration for real property.  
 14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11\*  
 15 Outstanding mortgage amount to which the transferred real property remains subject\*  
 16 If this transfer is exempt, use an "X" to identify the provision.\*  
 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.  
 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).  
 19 Illinois tax stamps — multiply Line 18 by 0.50.  
 20 County tax stamps — multiply Line 18 by 0.25.  
 21 Add Lines 19 and 20. This is the total amount of transfer tax due.

11 \$ 260,000.00  
 12a \$ 0.00  
 12b Yes  No  
 13 \$ 260,000.00  
 14 \$ 0.00  
 15 \$ 0.00  
 16 b \_\_\_\_\_ k \_\_\_\_\_ m \_\_\_\_\_  
 17 \$ 260,000.00  
 18 260,000.00  
 19 \$ 260.00  
 20 \$ 130.00  
 21 \$ 390.00

\*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.

*See Attached*

**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.)**

*Allan Jezorski*  
Seller's or trustee's name  
Street address (after sale)  
City  
State  
ZIP  
Seller's trust number (if applicable)  
City  
State  
ZIP  
Seller's daytime phone  
*(708) 417-4844*

**Buyer Information (Please print.)**

*Charles + Klary Osearo*  
Buyer's or trustee's name  
Street address (after sale)  
City  
State  
ZIP  
Buyer's trust number (if applicable)  
City  
State  
ZIP  
Buyer's daytime phone  
*(708) 229-0064*

**Mail tax bill to:**

*Charles + Klary Osearo*  
Name or company  
Street address  
City  
State  
ZIP

**Preparer Information (Please print.)**

*Thomas J. Somer*  
Preparer's and company's name  
Street address  
City  
State  
ZIP  
Preparer's file number (if applicable)  
City  
State  
ZIP  
Preparer's daytime phone  
*(708) 756-0000*

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	3	Year prior to sale	___	___	___
2	Board of Review's final assessed value for the assessment year prior to the year of sale.						4	Does the sale involve a mobile home assessed as real estate? ___ Yes ___ No			
	Land	___	___	___	___	___	5	Comments			
	Buildings	___	___	___	___	___					
	Total	___	___	___	___	___					

**To be completed by the Illinois Department of Revenue**

Full consideration	___	Tab number	___
Adjusted consideration	___		

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