

UNOFFICIAL COPY

WARRANTY DEED
(Corporation to Individual)



0314145063

Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 05/21/2003 02:10 PM Pg: 1 of 2

THE GRANTOR, **RIVERSIDE DEVELOPMENT ASSOCIATES, INC.** a/k/a Riverside Development, Inc., of 14 Ambriance Drive, Burr Ridge, IL 60527, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 Dollars, and Ten and No/100 Dollars, and other good and valuable consideration, CONVEYS and WARRANTS to

Eduardo Restani and Stacy Restani, husband and wife, of 807 Ambriance Drive, Burr Ridge, IL 60527, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 40 IN AMBRIANCE!, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS OVER OUTLOT A, AS SHOWN IN THE PLAT OF AMBRIANCE! AND AS SET FORTH IN THE DECLARATION OF TRUST OF AMBRIANCE! RECORDED AS DOCUMENT 88539370, AND AS CREATED BY DEED RECORDED AS DOCUMENT 88577914.

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY FOREVER.

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

SUBJECT TO: General real estate taxes not due and payable at time of closing; easements for public utilities; covenants; conditions and restrictions of record.

First American Title 457342

First American Title
Order # 457342

KRj

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 8th day of May, 2003.


Riverside Development Associates, Inc.
By: Elizabeth A. Sayad, President

PIN 1830-306-0460

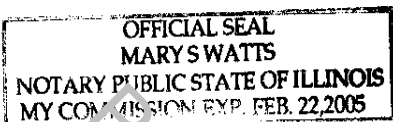
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I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Liz Sayad personally known to me to be the President of Riverside Development Associates, Inc., personally to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of May, 2003.

Mary S. Watts

Notary Public



This instrument was prepared by: Mary S. Watts
James, Gustafson & Thompson, Ltd.
1001 E. Chicago Ave., Suite 103
Naperville, IL 60540

Prepared by:
James, Gustafson and Thompson, Ltd.
1001 E. Chicago Avenue, Suite 103
Naperville, IL 60540

Mail to:

Edward M. Shishem
53 W. Jackson Blvd., Suite 1603
Chicago, IL 60604

Subsequent Tax Bills To:

Eduardo Restani and Stacy Restani
807 Ambriance Drive
Burr Ridge, IL 60527

0000000000

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP APR-03
P.S. 10847
270.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR-03
REVENUE
640.00
0000000000



PTAX-203 Illinois Real Estate Transfer Declaration

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:



0314145083 Eugene "Gene" Moore Fee: \$0.00 Cook County Recorder of Deeds Date: 05/21/2003 02:10 PM Pg: 1 of 3

MAY 14 2003

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 17 Ambrience DR Street address of property (or 911 address, if available) Burr Ridge City or village Lyons Township

2 Write the total number of parcels to be transferred. 1

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

Table with 2 columns: Parcel identifying number, Lot size or acreage. Row a: 18-30-306-040, 124x176 (IRRES)

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

4 Date of deed/trust document: 05/2003 Month Year

5 Type of deed/trust document* (Mark with an "X"): X Warranty deed

6 X Yes 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 Vacant land/lot b X 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.

Table with 2 columns: Line number, Amount. Line 11: 540,000; Line 12a: 0; Line 12b: Yes No; Line 13: 540,000; Line 14: 0; Line 15: 0; Line 16: b k m; Line 17: 540,000; Line 18: 1000; Line 19: 540,000; Line 20: 270,000; Line 21: 810,000

*See instructions.

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.

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.)

Riverside Development Inc
14 Ambrienne Drive
Mays Watts agent
Burr Ridge IL 60527
(630) 369-3535

Buyer Information (Please print.)

Eduardo Restani
807 Ambrienne
Burr Ridge IL 60527
(630) 887-1269

Mail tax bill to:

Eduardo Restani 807 Ambrienne
Burr Ridge IL 60527

Preparer Information (Please print.)

MARYS WATTS
1001 E Chicago #103 Naperville IL
Mays Watts
(630) 369-3535

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

Table with 5 columns: 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; 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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ALTA Commitment Schedule C

File No.: 457342

Legal Description:

Parcel 1: Lot 40 in Ambriance!, being a subdivision in part of the west half of Section 30, Township 38 north, Range 12 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress over Outlot A, as shown in the plat of Ambriance!, and as set forth in the Declaration of Trust of Ambriance! recorded as document 88539370, and as created by deed recorded as document 88577974.

Property of Cook County Clerk's Office

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COOK COUNTY



Eugene "Gene" Moore Fee: \$0.00
Cook County Recorder of Deeds
Date: 05/21/2003 02:10 PM Pg: 1 of 3

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.

MAY 14 2003

Recorder's Validation

PROPERTY IDENTIFICATION:

Address of Property 17 Ambrience Burr Ridge 60521
Street or Rural Route City Zip Code

Permanent Real Estate Index No. 18-30-306-04A Township Lyon's

Date of Deed 5-8-03 Type of Deed WARRANTY

TYPE OF PROPERTY:

- Single Family
- Condo, co-op
- 4 or more units (residential)
- Mixed use (commer. & 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. 2)
- Other (attach description)

3KM

LEGAL DESCRIPTION:

Sec. _____ Twp. _____ Range _____
(Use additional sheet, if necessary)
SEE ATTACHED

COMPUTATION OF TAX:

| | | |
|---|----|----------------|
| Full actual consideration | \$ | <u>540,000</u> |
| Less amount of personal property included in purchase | \$ | <u>0</u> |
| Net consideration for real estate | \$ | <u>540,000</u> |
| Less amount of mortgage to which property remains subject | \$ | <u>0</u> |
| Net taxable consideration | \$ | <u>540,000</u> |
| Amount of tax stamps (\$.25 per \$500 or part thereof) | \$ | <u>270.00</u> |

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

Riverside Development Assoc. Inc 17 Ambrience Dr Burr Ridge IL 60527
Name and Address of Seller (Please Print) Street or Rural Route City Zip Code

Signature: Mary Watts agent
Seller or Agent

EDUARDO RESALES 607 AMBRIENCE BURR RIDGE IL 60527
Name and Address of Buyer (Please Print) Street or Rural Route City Zip Code

Signature: Eduardo Resales
Buyer or Agent

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

EDUARDO RESALES 607 AMBRIENCE BURR RIDGE IL 60527

EXEMPT TRANSFERS

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(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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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Parcel 1: Lot 40 in Ambriance!, being a subdivision in part of the west half of Section 30, Township 38 north, Range 12 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress over Outlot A, as shown in the plat of Ambriance!, and as set forth in the Declaration of Trust of Ambriance! recorded as document 88539370, and as created by deed recorded as document 88577974.

Permanent Index #'s: 18-30-306-040-0000 Vol. 84

Property Address: 17 Ambriance, Burr Ridge, Illinois 60521

Property of Cook County Clerk's Office