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PTAX-203

Illinois Real Estate Transfer Declaration

Do not write in this area.
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County _____

Date _____

Doc. No. _____

Vol. _____

Page _____

Received by _____



Eugene "Gene" Moore Fee: \$0.00
Cook County Recorder of Deeds
Date: 07/09/2003 11:13 AM Pg: 1 of 5

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 5921 W. Dickens Avenue and 2101-2103 N. Austin Avenue

Street address of property (or 911 address, if available)

Chicago

City or village

Jefferson

Township

2 Write the total number of parcels to be transferred 3

3 Write the parcel identifying numbers and lot sizes or acreage

	Parcel identifying number	Lot size or acreage
a	<u>13-32-225-001</u>	<u>Approximately 561.89 x 416</u>
b	<u>13-32-219-032</u>	<u>Approximately 30 x 124.73</u>
c	<u>13-32-219-033</u>	<u>Approximately 30 x 124.73</u>
d	_____	_____

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

4 Date of deed/trust document: July / 1 / 2003

Month Year

5 Type of deed/trust document ("X" one item): x 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 x 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	<u>X</u>	<u>X</u>	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*: _____

10 Identify only the items that apply to this sale. (Mark with an "X".)

- a x Fulfillment of contract—year 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 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	\$ <u>2,750,000.00</u>
12a	Amount of personal property included in the purchase*	12a	0.00
12b	Was the value of a mobile home included on Lines 11 and 12a?	12b	Yes <u>X</u> No _____
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$ <u>2,750,000.00</u>
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	\$ _____
15	Outstanding mortgage amount to which the transferred real property remains subject*	15	\$ _____
16	If this transfer is exempt, use an "X" to identify the provision.*	16	<u>_____</u> b <u>_____</u> k <u>_____</u> M
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$ <u>2,750,000.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18	\$ <u>5,500.00</u>
19	Illinois tax stamps – multiply Line 18 by 0.50.	19	\$ <u>2,750.00</u>
20	County tax stamps – multiply Line 18 by 0.25.	20	\$ <u>1,375.00</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$ <u>4,125.00</u>

*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 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.

See attached Exhibit A for legal description

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.)

Haggerty Enterprises, Inc.

Seller's or trustee's name
430 Kimberly Drive

Seller's trust number (if applicable)
Carol Stream, IL 60188

Street address (after sale)

City State ZIP

Seller's or agent's signature

(620) 225-8900
Buyer's daytime phone

Buyer Information (Please print.)

U-Store-It (Dickens) LLC

Buyer's or trustee's name

Buyer's trust number (if applicable)

655 Big Timber Road

Elgin, IL 60123

Street address (after sale)

City State ZIP

Buyer's or agent's signature

(847) 622-1994
Buyer's daytime phone

Mail tax bill to:

U-Store-It (Dickens) LLC, 655 Big Timber Road

Elgin IL 60123

Name or company

Street address

City State ZIP

Preparer Information (Please print.)

Donna M. Shaw, Michael Best & Friedrich LLC

Preparer's and company's name

Preparer's file number (if applicable)

401 N. Michigan Avenue, Suite 1900

Chicago, IL 60611

Street address

City State ZIP

Preparer's signature

(312) 222-6649
Preparer's daytime phone

dmshaw@mbf-law.com

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-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 _____

4 Does the sale involve a mobile home assessed as real estate? Yes No

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

5 Comments

Land _____
Buildings _____
Total _____

To be completed by the Illinois Department of Revenue

Full consideration _____

Tab number _____

Adjusted consideration _____

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

A tract of land in the West ½ of the Northeast ¼ of Section 32, Township 40 North, Range 13, East of the third principal meridian, lying between the South line of Dickens Avenue and the Chicago, Milwaukee and St. Paul Railroad (now Chicago, Milwaukee, St. Paul and Pacific Railroad Company) right of way, being the South 466 feet, except the South 50 feet for railroad and except the West 33 feet for Austin Avenue, and except that portion of said tract lying East of a straight line drawn through a point in the North line of said South 466 feet (being the South line of Dickens Avenue), which point is 562.25 feet East of the East line of North Austin Avenue (said East line of North Austin Avenue being 33 feet East of and parallel with the West line of the Northeast ¼ of said Section 32) and a point in North line of said right of way of the Chicago, Milwaukee and St. Paul Railroad Company, which point is 561.89 feet East of said East line of North Austin Avenue, in Cook County, Illinois.

STREET ADDRESS: 5921 W. Dickens Avenue, Chicago, Illinois 60639

PERMANENT TAX INDEX NUMBER: 13-32-225-001

PARCEL 2:

Lots 23 and 24 in resubdivision of part of Grandview being John T. Kelley and Others' subdivision of that part of the West 1/2 of the Northeast 1/4 of Section 32, Township 40 North, Range 13 East of the third principal meridian, lying South of center line of Grand Avenue and North of the South line of Dickens Avenue produced West according to the plat of said resubdivision recorded January 31, 1914 as Document No. 5349766, in Cook County, Illinois.

STREET ADDRESSES: 2101-2103 N. Austin Avenue, Chicago, Illinois 60639

PERMANENT TAX INDEX NUMBERS: 13-32-219-032 (Lot 23 of this parcel); and
13-32-219-033 (Lot 24 of this parcel)

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PTAX-203-A Illinois Real Estate Transfer Declaration Supplemental Form A (Non-residential: sale price over \$1 million)

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:

File this form with Form PTAX-203, Illinois Real Estate Transfer Declaration, and the original deed or trust document at the County Recorder's office within the county where the property is located if the following conditions are met:

- On Form PTAX-203, Line 11 the sale price is over \$1 million, and
- On Form PTAX-203, Line 8 the property's **current** use is marked "Apartment building (over 6 units)," "Office," "Retail establishment," "Commercial building," "Industrial building," or "Other."

Please read the instructions on the back of this form.

Step 1: Identify the property and sale information.

- 1 Write the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)
5921 W. Dickers Avenue and 2101-2103 N. Austin Avenue, Chicago
 Street address of property (or 911 address, if available) City or village Township
- 2 Write the parcel identifying number from line 3a of Form PTAX-203. Parcel identifier: 13-32-225-001, 13-32-219-032 and 13-32-219-033
- 3 Write the total number of months the property was for sale on the market.* 1 1 Months
- 4a Was the improvement occupied on the sale date?* A "no" response means that **all** improvements were totally unoccupied. Yes No
- If the answer is "No,"** write the total number of months all improvements were unoccupied before the sale date. Go to Line 5 0 4 Months
- 4b Write the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include **all** improvements. _____ Percent
- 4c Did the buyer occupy the property on the sale date? Yes No
- 4d Will the buyer continue to occupy part or all of the property after the sale? Yes No
- 4e Write the beginning and ending dates of the buyer's lease agreement. Lease dates: ___ / ___ to ___ / ___
 Month Year Month Year
- 4f Briefly describe any renewal options.

5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer.

Property	Street address	City or village	Parcel identifying number
Property 1	_____	_____	_____
Property 2	_____	_____	_____

- 6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property? Yes No
If the answer is "Yes," submit a list of personal property transferred.*
- 7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203? Yes No
If the answer is "Yes," please explain how the financing affected the sale price.

8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date? X Yes No
If the answer is "No," please explain.

Step 2: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the facts stated in this form are true and correct. Any person who willfully falsifies or omits any information required in this form shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

Seller's or trustee's name: Haggerty Enterprises, Inc. Seller's daytime phone: (630) 315-3300
 Address: 430 Kimberly Drive Carol Stream IL 60188
 Street Address City State ZIP

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

Buyer's or trustee's name: U-Stor-It (Dickens) LLC Buyer's daytime phone: (847) 622-1994
 Address: 655 Big Timber Road Elgin IL 60123
 Street Address City State ZIP

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

* See instructions.
PTAX-203-A (N-9/99)

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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Instructions for Completing Form PTAX-203-A

Step 1: Identify the property and sale information.

Line 3

Write the total number of months that the property was advertised for sale by a real estate agent, newspaper, trade publication, radio/electronic media, or a sign. If the property has been advertised for sale for more than 99 months, enter "99."

Lines 4a through 4f

Line 4a – Answer "Yes" or "No" (indicate with an "X") depending on whether or not the improvement (*i.e.*, structure) was occupied on the sale date. If the property has more than one improvement, answer "No" only if **all** the improvements were totally unoccupied on the sale date.

If the answer to Line 4a is "No," write the total number of months that all improvements were totally unoccupied before the sale date and go to Line 5. If the property has been unoccupied for more than 99 months, enter "99." If the answer to Line 4a is "Yes," go to Lines 4b and 4c.

Line 4b – Write the approximate percentage of the total square footage of all the improvements that was occupied or leased on the sale date. This applies to the improvements only, not the land.

Line 4c – Answer "Yes" or "No" (indicate with an "X") depending on whether or not the buyer was a current occupant of the property at the time of the sale date. This applies to the improvements only, not the land.

Line 4d – Answer "Yes" or "No" (indicate with an "X") depending on whether or not the buyer will continue to occupy part or all of the property after the sale. If the answer is "No," go to Line 5. If the answer is "Yes," go to Line 4e.

Line 4e – Write the beginning and ending dates of the buyer's lease agreement, if applicable.

Line 4f – Briefly describe in the space provided any options to renew the lease agreement between the seller and the buyer.

Example: "10-year lease agreement with two 5-year options to renew; rental amount to be renegotiated at the time of renewal."

Line 5

If the buyer owns other properties within an approximate one-half mile radius of the property, write the street addresses, the names of the cities or villages (if applicable), and the parcel identifying numbers of the two closest properties owned by the buyer. The PIN is printed on the real estate tax bill and assessment notice. The chief county assessment officer can assist you with this information.

Line 6

Answer "Yes" or "No" (indicate with an "X") depending on whether or not Line 12a of Form PTAX-203 included an amount for personal property. If the answer is "Yes," you **must** submit an itemized list of personal property transferred from the seller to the buyer. Include the value attributed to each item and on Form PTAX-203, Step 4, mark "Itemized list of personal property." If you prepared a list for Line 12a of Form PTAX-203, do not prepare an additional list.

Line 7

Answer "Yes" or "No" (indicate with an "X") depending on whether or not the amount on Line 11 of the Form PTAX-203 was affected by the seller monetarily participating in the financing arrangements. This includes, but is not limited to, seller paying points, seller providing all or a portion of the financing, *etc.* If the answer is "No," go to Line 8.

If the answer is "Yes," please explain, in the space provided, how the financing affected the sale price.

Line 8

Answer "Yes" or "No" (indicate with an "X") depending on whether or not, in your opinion, the net consideration for real property entered on Line 13 of the Form PTAX-203 is a fair reflection of the market value on the sale date. If the answer is "Yes," go to Step 2 of this form. If the answer is "No," please provide an explanation in the space provided.

Step 2: Complete the requested information.

Write the requested information for the seller and the buyer. Write the addresses and daytime phone numbers where the seller and buyer can be contacted **after** the sale. The seller and buyer (or their agents) must sign this form. By signing the form, the parties involved in the real estate transfer verify that:

- they have examined the completed Form PTAX-203-A;
- the information provided on this form is true and correct; and
- they are aware of the criminal penalties of law (printed in the instructions for Form PTAX-203) associated with falsifying or omitting any information on this form.

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COOK COUNTY



0319035218

Eugene "Gene" Moore Fee: \$.00
Cook County Recorder of Deeds
Date: 07/09/2003 11:13 AM 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.

Recorder's Validation

PROPERTY IDENTIFICATION:

Address of Property 5921 W. Dickens Avenue and 2101-2103 N. Austin Avenue, Chicago, Illinois 60639
Street or Rural Route City Zip Code
Permanent Real Estate Index No. 13-32-221-001, 13-32-219-032 and 13-32-219-033 Township Jefferson
Date of Deed July 1, 2003 Type of Deed Special Warranty

TYPE OF PROPERTY:

<input type="checkbox"/>	Single Family
<input type="checkbox"/>	Condo-co-op
<input type="checkbox"/>	4 or more units (residential)
<input type="checkbox"/>	Mixed Use (commr. & resid).
<input type="checkbox"/>	Commercial
<input checked="" type="checkbox"/>	Industrial
<input type="checkbox"/>	Vacant Land
<input type="checkbox"/>	Other (attach description)

INTEREST TRANSFERRED:

<input checked="" type="checkbox"/>	Fee Title
<input type="checkbox"/>	Beneficial Interest in land/trust
<input type="checkbox"/>	Lessee interest in ground lease
<input type="checkbox"/>	Controlling Interest in real estate entity (ord. Sec. 2C)
<input type="checkbox"/>	Other (attach description)

LEGAL DESCRIPTION:

COMPUTATION OF TAX:

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

See Legal Description Attached as Exhibit A

Full actual consideration	\$2,750,000.00
Less amount of personal property included in purchase price	\$-0-
Net consideration for real estate	\$2,750,000.00
Less amount of mortgage to which property remains subject	\$-0-
Net taxable consideration	\$2,750,000.00
Amount of Stamps (\$.25 per \$500 or part thereof)	\$1,375.00

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

Name and Address of Seller (Please Print) Haggerty Enterprises, Inc. 430 Kimberly Drive Carol Stream, 60188
Street or Rural Route City Zip Code
Signature: [Signature]
Seller or Agent
Name and Address of Purchaser (Please Print) U-Stor-It (Dickens) LLC 655 Big Timber Road Elgin, 60123
Street or Rural Route City Zip Code
Signature: [Signature]
Purchaser or Agent

Use space below for tax mailing address, if different from above.
Name U-Stor-It (Dickens) LLC 655 Big Timber Road Elgin 60123
Street or Rural Route City Zip Code

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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, 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 obligation;
- 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 1145(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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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

A tract of land in the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 40 North, Range 13, East of the third principal meridian, lying between the South line of Dickens Avenue and the Chicago, Milwaukee and St. Paul Railroad (now Chicago, Milwaukee, St. Paul and Pacific Railroad Company) right of way, being the South 466 feet, except the South 50 feet for railroad and except the West 33 feet for Austin Avenue, and except that portion of said tract lying East of a straight line drawn through a point in the North line of said South 466 feet (being the South line of Dickens Avenue), which point is 562.25 feet East of the East line of North Austin Avenue (said East line of North Austin Avenue being 33 feet East of and parallel with the West line of the Northeast $\frac{1}{4}$ of said Section 32) and a point in North line of said right of way of the Chicago, Milwaukee and St. Paul Railroad Company, which point is 561.89 feet East of said East line of North Austin Avenue, in Cook County, Illinois.

STREET ADDRESS: 5921 W. Dickens Avenue, Chicago, Illinois 60639

PERMANENT TAX INDEX NUMBER: 13-32-225-001

PARCEL 2:

Lots 23 and 24 in resubdivision of part of Grandview being John T. Kelley and Others' subdivision of that part of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 40 North, Range 13 East of the third principal meridian, lying South of center line of Grand Avenue and North of the South line of Dickens Avenue produced West according to the plat of said resubdivision recorded January 31, 1914 as Document No. 5349766, in Cook County, Illinois.

STREET ADDRESSES: 2101-2103 N. Austin Avenue, Chicago, Illinois
60639

PERMANENT TAX INDEX NUMBERS: 13-32-219-032 (Lot 23 of this parcel) and
13-32-219-033 (Lot 24 of this parcel)