



PTAX-203 OFFICIAL COPY

Illinois Real Estate Transfer Declaration

Do not write in this area. This space is reserved for the County Recorder.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

Eugene "Gene" Moore Fee: \$120.00
Cook County Recorder of Deeds
Date: 07/25/2003 12:23 PM



Eugene "Gene" Moore Fee: \$0.00
Cook County Recorder of Deeds
Date: 07/29/2003 11:40 AM 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.

Step 1: Identify the property and sale information.

1 1500 HARBOUR DR #2 F
Street address of property (or 911 address, if available)
WHEELING ILL 60093 Wheeling
City or village Township

2 Write the total number of parcels to be transferred. ONE
3 Write the parcel identifying numbers and lot sizes or acreage.*

Parcel identifying number	Lot size or acreage
a <u>03-16-209-128-1004</u>	<u>CONDO</u>
b _____	_____
c _____	_____
d _____	_____

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

4 Date of deed/trust document: 07/2003
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*: _____ / _____ 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)*: _____

3

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 \$ <u>119,900</u>
12a Amount of personal property included in the purchase*	12a \$ <u>-</u>
12b Was the value of a mobile home included on Lines 11 and 12a?	12b <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ _____
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 \$ <u>119,900</u>
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 <input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ <u>-</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 _____
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ <u>119.90</u>
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ <u>60.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ <u>180.00</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

H19346

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 11" x 17" 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.

UNOFFICIAL COPY

File 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.)

Seller's or trustee's name: JEANNETTE R. JOYCE FAMILY TRUST
Street address (after sale): 1500 Harbor Blvd, Wheeling, IL
City: Wheeling, IL
State: IL
ZIP: 60090
Seller's trust number (if applicable):
Seller's daytime phone: (847) 394-0313

Buyer Information (Please print.)

Buyer's or trustee's name: Roni Kaufman
Street address (after sale): 1500 Harbor Blvd, Wheeling, IL
City: Wheeling, IL
State: IL
ZIP: 60090
Buyer's trust number (if applicable):
Buyer's daytime phone: (847) 395-2974

Mail tax bill to:

Name or company: Roni Kaufman
Street address: 1500 Harbor Blvd
City: Wheeling, IL
State: IL
ZIP: 60090

Preparer Information (Please print.)

Preparer's and company's name: ANTHONY DEAS
Street address: 5045 N. HARLEM
City: CHICAGO, IL
State: IL
ZIP: 60630
Preparer's file number (if applicable):
Preparer's daytime phone: (773) 631-4644

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

UNOFFICIAL COPY**Exhibit A****H49546****PARCEL 1:**

UNIT NO. 2-F IN 1500 WEST HARBOR DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOT 1 IN LAKE OF THE WINDS SUBDIVISION, BEING A RESUBDIVISION OF THE NORTH 1/2 OF LOT 7 (EXCEPT THE EAST 20 FEET THEREOF USED FOR ROADWAY) IN THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT NORTH 00 DEGREES 45 MINUTES 43 SECONDS WEST, A DISTANCE OF 165.24 FEET; THENCE EASTWARD ALONG A LINE BEING PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 52 MINUTES 40 SECONDS EAST, A DISTANCE OF 106.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 5 DEGREES 05 MINUTES 47 SECONDS WEST, A DISTANCE OF 86.29 FEET; THENCE NORTH 84 DEGREES 54 MINUTES 13 SECONDS EAST, A DISTANCE OF 129.34 FEET; THENCE NORTH 54 DEGREES 13 SECONDS EAST A DISTANCE OF 86.23 FEET; THENCE SOUTH 54 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 107.79 FEET; THENCE SOUTH 20 DEGREES 0 MINUTES 47 SECONDS EAST, A DISTANCE OF 107.21 FEET; THENCE SOUTH 69 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 86.39 FEET; THENCE NORTH 20 DEGREES 05 MINUTES 47 SECONDS WEST, A DISTANCE OF 106.89 FEET; THENCE SOUTH 84 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 108.24 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 27, 1972 AND KNOWN AS TRUST NO. 45068, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22762748, TOGETHER WITH AN UNDIVIDED 1.056 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, AND COVENANTS DATED JUNE 24, 1974 AND RECORDED AS DOCUMENT 2276274 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST NO. 45068 TO CARL COHEN DATED SEPTEMBER 27, 1974 AND RECORDED FEBRUARY 4, 1975 AS DOCUMENT 23011243 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 03-16-202-008-1024

C/K/A 1500 HARBOUR DRIVE, 2F, WHEELING, ILLINOIS 60090