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PTAX-203 Illinois Real Estate Transfer Declaration

This space **Do not write in this area.**
Cook County Recorder's Office use.

County _____



0325901210

Date _____

Doc#: 0325901210

Doc. No. _____

Eugene "Gene" Moore Fee: \$0.00

Vol. _____

Cook County Recorder of Deeds

Date: 09/16/2003 12:40 PM Pg: 1 of 3

Page _____

Received by _____

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 3311 N. Racine, Unit C
Street address of property (or 911 address, if available)
Chicago Chicago
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 14-20-414-019-1010
b _____
c _____
d _____

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

4 Date of deed/trust document: 0 8 1 0 0 3
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*: _____
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 in 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	\$ 412,000
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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$ 412,000
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	<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	\$ 412,000
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18	824
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	\$ 412.00
20	County tax stamps — multiply Line 18 by 0.25.	20	\$ 206.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$ 618.00

*See instructions.

ID:INT

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.)

Mario A. Esposito	Seller's trust number (if applicable)
Seller's or trustee's name	Chicago IL 60607
1012 South Loomis, Unit B	City State ZIP
Street address (after sale)	(847) -519-7980
<i>Mario A. Esposito</i>	Seller's daytime phone
Seller's or agent's signature	

Buyer Information (Please print.)

Josh and Robyn Cohen	Buyer's trust number (if applicable)
Buyer's or trustee's name	Chicago IL 60657
3311 N. Racine, Unit C	City State ZIP
Street address (after sale)	(847) -295-5000
<i>Josh Cohen</i>	Buyer's daytime phone
Buyer's or agent's signature	

Mail tax bill to:	3311 N. Racine, Unit C	Chicago IL 60657
Josh Cohen	Street address	City State ZIP
Name or company		

Preparer Information (Please print.)

Mario Esposito	Preparer's file number (if applicable)
Preparer's and company's name	Hoffman Estates IL 60195
2300 N. Barrington Road	City State ZIP
Street address	(847) -519-7980
<i>Mario Esposito</i>	Preparer's daytime phone
Preparer's signature	

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	
<p>1 _____ County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____</p> <p>2 Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____ , _____ , _____ , _____</p> <p>Buildings _____ , _____ , _____ , _____</p> <p>Total _____ , _____ , _____ , _____</p>	<p>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>5 Comments _____</p>

<p>To be completed by the Illinois Department of Revenue</p> <p>Full consideration _____ , _____ , _____ , _____</p> <p>Adjusted consideration _____ , _____ , _____ , _____</p>	<p>Tab number</p>
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UNIT 3311-C IN HAWTHORNE COURT TOWNHOME CONDOMINIUM, AS DELINIATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOT 1 TO 24, BOTH INCLUSIVE, AND LOT 42 (EXCEPT THE SOUTH 16 FEET THEREOF PREVIOUSLY DEDICATED FOR PUBLIC ALLEY) AND LOTS 43 TO 48, BOTH INCLUSIVE; ALSO THE VACATED ALLEY LYING EAST OF THE ADJOINING LOTS 1 TO 6, INCLUSIVE, AFORESAID AND THE NORTH 9 FEET OF LOT 7, AFORESAID AND WEST OF AND ADJOINING THE NORTH 9 FEET OF LOT 42 AFORESAID AND ALL OF LOTS 43 TO 48, AFORESAID, BOTH INCLUSIVE, ALL IN BLOCK 1 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 87333507, AND AMENDED BY DOCUMENT 88097268, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-20-414-019-1010

Commonly known as Unit C, 3311 N. Racine, Chicago, Illinois

Office of Cook County Clerk's Office