

DEED EXECUTOR'S
(Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

133117

The grantor s ATG Trust Company fka Guaranty Trust Company, an Illinois Corporation and Jennifer Lantvit

as ^{CO-}executor s of the will of Anthony B. Castellano, deceased,

by virtue of letters testamentary issued to them by the Circuit court of Cook Country, State of Illinois and in exercise of the power of sale granted to them in and by said will and in pursuance of every other power and authority enabling, and in consideration of the sum of Four Hundred Thousand (\$400,000.00)

Dollars, receipt whereof is hereby acknowledged, do hereby quit claim and convey unto Joseph Amerio and Simone Amerio, husband and wife and Simone Castellano and Patricia Castellano, husband and wife, Grantees the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:



Doc#: 0428019156
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/06/2004 02:30 PM Pg: 1 of 2

Above Space for Recorder's Use Only

LOTS 4 AND 5, TOGETHER WITH THE SOUTHWESTERLY 1/2 OF THE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING SAID LOTS 4 AND 5, IN CHARLES A. SCOTT'S PARK RIDGE VILLAS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 09-22-406-010 and 09-22-406-009

Address(es) of real estate: 1057 N. Northwest Hwy., Park Ridge, IL 60068

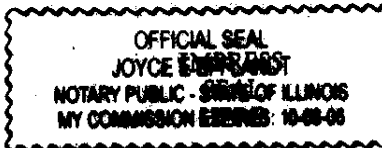
Dated this 7th day of September 2004 by Robert R. Lopardo (SEAL)
Robert R. Lopardo, President As executor as aforesaid

Jennifer Lantvit (SEAL)
Jennifer Lantvit As executor as aforesaid

PLEASE PRINT OR
TYPE NAME(S) BELOW
SIGNATURE(S)

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

Robert R. Lopardo, President ATG Trust Company and Jennifer Lantvit
as co-executors personally known to me to be the same person s are whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that each signed, sealed and delivered the said instrument as each's free and voluntary act as such executor s for the uses and purposes therein set forth.

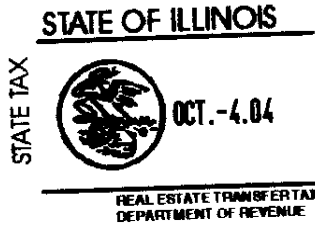


Given under my hand and official seal, this 7th day of September 2004
Commission expires 10-08-06
Joyce E. Effhardt
NOTARY PUBLIC

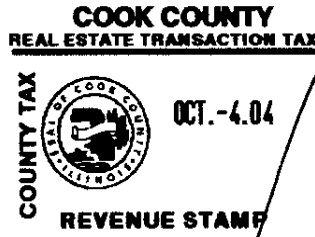
This instrument was prepared by Bruce M. Jancovic, 444 N. Northwest Hwy., #205, Park Ridge, IL 60068
(Name and Address)

ATGF INC.

UNOFFICIAL COPY



# 0000060858	REAL ESTATE TRANSFER TAX
	0040000
	FP326652



# 5788000875	REAL ESTATE TRANSFER TAX
	0020000
	FP326665

SEND SUBSEQUENT TAX BILLS TO:
 JOSEPH AMERIO (Name)
 1624 E. CASTER (Address)
 ARLINGTON HEIGHTS, IL 60004 (City, State and Zip)

MAIL TO:
 JOHN E. TALIMAN (Name)
 111 E. BUSSE AVE. #504 (Address)
 MT. PROSPECT, IL 60056 (City, State and Zip)
 OR
 RECORDER'S OFFICE BOX NO. _____



CITY OF PARK RIDGE
 REAL ESTATE TRANSFER STAMP
 No. 23551

Executor's Deed

ATC Trust Company and

Jennifer Lantvit
 TO

Joseph Amerio and Simone Amerio

Simone Castellano and Patricia Castellano

GEORGE E. COLE®
 LEGAL FORMS

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PTAX-203

Illinois Real Estate Transfer Declaration

Do not write in this area.
This space is reserved for the County Recorder's office use.

County: _____

Date: _____



Doc. No

Doc#: 0428019156
Eugene "Gene" Moore Fee: \$0.00
Vol.: Cook County Recorder of Deeds
Date: 10/08/2004 02:30 PM Pg: 1 of 2

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 1057 N. Northwest Hwy.

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

Park Ridge

City or village

MAINE
Township

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

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

	Parcel identifying number	Lot size or acreage
a	<u>09-22-406-010</u>	<u>133x50</u>
b	<u>09-22-406-009</u>	<u>133x50</u>
c	_____	_____
d	_____	_____

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

4 Date of deed/trust document: 10/9/2004

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)*: Beauty Salon
- 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 remodel
- 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.

11 Full actual consideration*	11 \$ <u>425,000.00</u>
12a Amount of personal property included in the purchase*	12a \$ <u>25,000.00</u>
12b Was the value of a mobile home included on Lines 11 and 12a?	12b Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ <u>400,000.00</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 \$ <u>0</u>
15 Outstanding mortgage amount to which the transferred real property remains subject*	15 \$ <u>0</u>
16 If this transfer is exempt, use an "X" to identify the provision.*	16 <u>b</u> <u>k</u>
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ <u>400,000.00</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>800</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ <u>400.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ <u>200.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ <u>600.00</u>

* See instructions.
PTAX-203 (R-7/06)

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.

LOTS 4 AND 5, TOGETHER WITH THE SOUTHWESTERLY 1/2 OF THE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING SAID LOTS 4 AND 5, IN CHARLES A. SCOTT'S PARK RIDGE VILLAS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Step 4: Complete the requested information.

The buyer and seller (or grantor and grantee) 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. This verification involves a (1) grantee 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 when the deed or assignment of interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or receive and hold its real estate in Illinois, a partnership organized to do business or receive and hold its real estate in Illinois, or other entity recognized as a person and authorized to do business in Illinois, and hold title to real estate in Cook County, Illinois. Any person who fraudulently makes 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.)

ATG Trust Company and Jennifer Lantvit, co-executors
 Seller's or trustee's name Seller's trust number (if applicable)
33 N. Dearborn, Ste 1830 Chicago IL 60602
 Street address (after sale) City State ZIP
 Seller's or agent's signature (312) 338-7878
Seller's daytime phone

Buyer Information (Please print.)

Joseph Amerio and Simone Amerio and
 Buyer's or trustee's name Seller's trust number (if applicable)
1624 E. Crabtree, Arlington Heights, IL 60004
 Street address (after sale) City State ZIP
 Buyer's or agent's signature (847) 255-6355
Buyer's daytime phone Buyer's Atty

Mail tax bill to:

JOSEPH AMERIO, 1624 CRABTREE ARLINGTON HTS ILL 60004
 Name or company City State ZIP

Preparer Information (Please print.)

Bruce M. Jancovic, Attorney at Law
 Preparer's and company's name Preparer's file number (if applicable)
444 N. Northwest Hwy., #205 Park Ridge IL 60068
 Street address City State ZIP
 Preparer's signature (847) 698-3300
Preparer's daytime phone

Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X.")

Extended legal description Form PTAX-20
 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 _____