

UNOFFICIAL COPY

Eugene "Gene" Moore Fee: \$450.00

Cook County Recorder of Deeds

Date: 04/15/2005 10:27 AM



PTAX-203 Illinois Real Estate Transfer Declaration

File use.

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 1626 North Oakley, Unit 3
Street address of property (or 911 address, if available)
Chicago, Illinois 60647 West Chicago
City or village Township

Date:

Doc. No.:

Vol.:

Page:

Received b



Doc#: 0510527031

Eugene "Gene" Moore Fee: \$0.00

Cook County Recorder of Deeds

Date: 04/15/2005 10:32 AM Pg: 1 of 3

- 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 14-31-327-033-0000 1700 sq ft
b _____
c _____
d _____

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

4 Date of deed/trust document: 0 4 2 0 0 5
Month Year

5 Type of deed/trust document* (Mark with an "X"): X Warranty deed
Quit claim deed _____ Executor deed _____ Trustee deed _____
Other (specify): _____

6 X Yes _____ No Will the property be the buyer's principal residence?*

7 X 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 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 X Other (specify)*: New Construction

- 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 _____

X New construction _____ Other (specify): _____

Date of significant change*: 0 4 2 0 0 5
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*
- 12a Amount of personal property included in the purchase*
- 12b Was the value of a mobile home included on Lines 11 and 12a?
- 13 Subtract Line 12a from Line 11. This is the net consideration for real property.
- 14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11*
- 15 Outstanding mortgage amount to which the transferred real property remains subject*
- 16 If this transfer is exempt, use an "X" to identify the provision.*
- 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.
- 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., \$1,002 rounds to 2).
- 19 Illinois tax stamps - multiply Line 18 by 0.50.
- 20 County tax stamps - multiply Line 18 by 0.25.
- 21 Add Lines 19 and 20. This is the total amount of transfer tax due.

11 \$ 450,000.00

12a \$ -0-

12b Yes X No

13 \$ 450,000.00

14 \$ -0-

15 \$ -0-

16 b k m

17 \$ 450,000.00

18 \$ 900.00

19 \$ 450.00

20 \$ 225.00

21 \$ 675.00

*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-482-0227

See Attached

Tab number

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 3 IN THE 1626 NORTH OAKLEY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN J.N. MASON'S SUBDIVISION OF THE WEST PART OF LOT 5 AND THE SOUTH 33 FEET OF LOT 3 OF ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT _____, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT _____.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 1626 North Oakley Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-31-327-033-0000

Address of Real Estate: 1626 North Oakley, Unit 3, Chicago, Illinois 60647

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

MAIL TO:

Barbara S. Miller, Esq.
925 Forestway Drive
Glencoe, Illinois 60022-1417

SEND SUBSEQUENT TAX BILLS TO:

James H. Myers
1626 North Oakley, Unit 3
Chicago, Illinois 60647