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**Local Government Services Bureau
REAL ESTATE TRANSFER DECLARATION**

County _____

Date 12-21-99

Doc. No. _____

Vol. _____

09182895

Page _____

Rec'd. By: _____

750716

THE FOLLOWING INFORMATION IS REQUIRED BY THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-25). PAGES 1 THROUGH 3 ARE TO BE FILLED OUT BY THE SELLERS* AND BUYERS* OR THEIR AGENTS. ANY WILLFUL FALSIFICATION OR WILLFUL OMISSION OF INFORMATION IS A CLASS B MISDEMEANOR (35 ILCS 200/31-50).

EXCEPT AS TO EXEMPT TRANSACTIONS, THE COUNTY RECORDER IS PROHIBITED BY LAW FROM ACCEPTING ANY DEED OR TRANSFER OF BENEFICIAL INTEREST OF A LAND TRUST (TRUST DOCUMENT) FOR RECORDATION UNLESS IT IS ACCOMPANIED BY THIS DECLARATION CONTAINING ALL OF THE INFORMATION REQUESTED HEREIN (35 ILCS 200/31-25).

PROPERTY IDENTIFICATION

Address of Property 5510 North Sheridan Road - Unit 17B Chicago
Street City or Village

Lafayette
40N

Permanent Real Estate Index No. 14-08-202-017-1030 Date of Deed 12/99
(or Trust Document) (Month/Year)

Enter Legal Description on Page 2 of this form. Type of Deed WARRANTY
(or Trust Document)

NOTICE: The State of Illinois has enacted a Smoke Detector Act.

PROPERTY CHARACTERISTICS SALE INFORMATION (The following questions must be answered.)

- Lot Size _____
- Acreage _____
- Check type of improvement on property
- Vacant land/lot
 - Residence (Single family or duplex)
 - Mobile home (see note on page 2)
 - Apartment bldg. (6 units or less)
 - Commercial apartment (Over 6 units)
 - Store, office, commercial bldg.
 - Industrial bldg.
 - Farm, land only
 - Farm, with bldgs.
 - Other (Specify) _____

NOTE: You do not have to complete the Finance Questions at the bottom of this page or the Finance Schedule at the top of pages 2 and 3 of this form, if you answer any of the following questions "Yes".

- | | Yes | No |
|--|--------------------------|-------------------------------------|
| 1. Is this a transfer between relatives or related parties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is this a compulsory transaction in lieu of foreclosure, divorce, court order, condemnation, probate, etc.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Was this transfer in settlement of an installment contract for deed initiated prior to the year of recording? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If "Yes", enter contract year _____ | | |
| SPECIAL NOTE: If contract year is the same as year of recording, answer this question "No". | | |
| 4. Was the deed any of the following types: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- Sheriff's Deed • Judge's Deed • Quit Claim Deed • Conveyance of Less than full Interest
- Trust Document which Refers to COLLATERAL ASSIGNMENT of Beneficial Interest of Trust

TERMS OF SALE

Full Actual Consideration (Sale Price)	\$ <u>325,000.00</u>
Less amount of personal property included in purchase (Do not deduct value of beneficial interest of a land trust.)	\$ <u>- 0 -</u>
Net consideration for real property	\$ <u>325,000.00</u>
Less value of other real property transferred to seller as part of full consideration	\$ <u>- 0 -</u>
Less outstanding amount of mortgage to which the transferred real property remains subject	\$ <u>- 0 -</u>
Net taxable consideration subject to transfer tax	\$ <u>325,000.00</u>

CALCULATION OF TRANSFER TAX

Amount of State of Illinois tax stamps (\$.50 per \$500 or part thereof of taxable consideration)	\$ <u>325.00</u>
Amount of county tax stamps (\$.25 per \$500 or part thereof of taxable consideration)	\$ <u>162.50</u>
Total Transfer Tax Collected	\$ <u>487.50</u>

Use this space to describe any special circumstances involving this transaction:

FINANCE QUESTIONS: If the answer is "No" to all of the above Sale Information questions, ALL of the following questions must be answered. If any of the questions below are answered "Yes" the buyer* or buyer's* representative MUST complete the Finance Schedule on the top of pages 2 and 3.

**IF FINANCE QUESTIONS
1 through 5
are answered "No",
DO NOT complete
Finance Schedule
on Pages 2 and 3.**

- | | Yes | No |
|--|--------------------------|-------------------------------------|
| 1. Does property REMAIN SUBJECT to a mortgage such as an assumed mortgage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Did the seller* provide a mortgage in partial or full consideration? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Did the seller* pay points to secure the buyer's* mortgage, including VA and FHA insured loans? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Did the seller's* mortgagee make interest concessions to the buyer*, i.e., offer a "blended" interest rate below market but greater than the seller's existing mortgage rate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Was the financing in any other manner unique or specifically associated with the property being transferred, e.g., builder "buy down" of interest, etc.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

* If this transaction is a transfer of a beneficial interest of a land trust, substitute the word Assignor for Seller and Assignee for Buyer.

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ASSESSMENT INFORMATION ON SOLD PROPERTIES

This page is to be completed by the County Assessor or Supervisor of Assessments. The form is to be mailed to Illinois Department of Revenue, 101 West Jefferson, P.O. Box 19033, Springfield, IL 62794-9033 after being processed by county personnel.

1. ENTER BRIEF LEGAL DESCRIPTION OF PROPERTY AS IT APPEARS ON ASSESSMENT BOOKS.

SEE ATTACHED

2. INSTRUCTIONS FOR COMPLETING PROPERTY DESCRIPTION CODES:

- (a) Enter Permanent Real Estate Index Number. Enter the property use code in the Unit No. boxes if using the IL Real Property Appraisal Manual, or circle the appropriate letter if using the codes in the IL Property Tax Manual. Enter the assessment Quadrant if applicable.
- (b) County & Township: Use codes from Department Code Sheets.
- (c) Class of Property: For Cook County, see Property Type Code Sheet.
- (d) Date of Deed: Enter month and year from Page 1 of declaration.
- (e) Acreage: For Class 51 and 61 Property, enter number of acres; for Class 71 and 81 Property, leave blank.

For Downstate Counties: enter

- 51 (if assessed as farm (10-125) with no building) 71 (assessed as nonfarm with no building)
- 61 (if assessed as farm (10-125 and 10-140) with a building) 81 (assessed as nonfarm with a building)

PERMANENT REAL ESTATE INDEX NO.																	
(a)	1	4	0	8	2	0	2	0	1	7	1	0	3	0	/	F, FO, FI, C, I, R	<input type="checkbox"/>
	TWP.		SEC.		BLOCK		PARCEL		UNIT						Circle One	ASSMT. QUAD.	
(b) County <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Township <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> (c) Class <input type="checkbox"/> <input type="checkbox"/>										Comments by Supervisor of Assessments or County Assessor: _____ _____ _____							
(d) Date of Deed Month <input type="checkbox"/> <input type="checkbox"/> Year <input type="checkbox"/> <input type="checkbox"/> (e) Acreage (Round to nearest full acre) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																	

3. ASSESSED VALUE DATA

Enter assessed value as finally adjusted by the Board of Review or Appeals for the year prior to the date of sale. Where assessment is partial or split, designate with a large "P" or "S" on the assessment boxes.

YEAR PRIOR TO SALE 19 _____

Book No.	Page	Line

- The following questions must be answered:
- Yes No
1. Is this a 10-125, formerly 20e, assessment? ("Farm Bill")
 2. Is this a partial assessment? (i.e., improvement not completed on assessment date)
 3. Will a split (division) be required to reflect the legal description on this deed (or Trust Document)?
 4. Has an improvement been added or removed since January 1 of the year prior to the sale, but before the sale date?
 5. Does assessment shown reflect all Board of Review or Appeals action for the year indicated (including Board of Review equalization factors)?
 6. Is this a 10-30, formerly 20g-4, assessment?
 7. If sale involves a mobile home, is the mobile home assessed as real estate?

Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bldgs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I hereby certify that the information shown relates to the property described in the declaration and that the assessed valuations are for the property included in the transfer.

Dated this _____ day of _____, 19 _____

Supervisor of Assessments or County Assessor

FOR DEPARTMENT USE ONLY

Full Consideration

Adjusted Consideration

Multiple Parcel Indicator

Tab Number: _____

File Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Finance Schedule Instructions:

The Real Estate Transfer Tax Law (35 ILCS 200/31-25) requires information regarding the financing of the purchase price of this property.

Lines A and C through I of the Finance Schedule must be filled out by the buyer* or buyer's* representative to account for financing of the purchase. Columns I through VI must be completed for each loan involved.

Information required in each column:

- I Principal of loan; for an assumed mortgage show principal being assumed.
- II Length of time on which monthly payments were calculated. If not applicable mark with an asterisk and explain repayment schedule in Box J on Page 3. For an assumed mortgage show years remaining from time of sale until loan is fully amortized (paid).
- III If applicable, length of time until mortgage loan must be paid off or renegotiated, or time until balloon payment is due.

- IV Nominal interest rate as stated in loan document. If Prime Rate is used, state rate used at time of transfer.
 - V Indicate if this loan has a FIXED interest rate by entering F in the column, adjustable rate by entering A, or renegotiable by entering R in the column.
 - VI Show the number of points and dollars paid. Enter points paid by the seller* only.
- Box J may be used to show more information regarding financing if necessary.

SPECIAL NOTE: If your financing involves other than equal monthly payments you must explain in Box J on Page 3.

TYPE OF FINANCING: Enter cash downpayment on line A.

Account for financing the remainder of the purchase price on lines C through I. (If lines A through I do not add up to full consideration shown on Page 1 of declaration, explain in Box J.)

A.	Enter Cash Downpayment (include earnest money) - \$ 20,000
B.	Enter remainder of Purchase Price on Lines C through I:
C.	Purchase Money Mortgage to Seller*
D.	New 1st Mtg. [specify type**]
E.	New 2nd Mtg. [specify type**]
F.	New 3rd Mtg. [specify type**]
G.	Assumption of existing 1st Mtg.
H.	Assumption of existing 2nd Mtg.
I.	Other Financing [specify type**]

** Specify type: e.g., Blend, Conventional, Seller* Financed, VA/FHA insured, etc.

PARTIAL INTEREST (Complete if applicable.)

If less than a full interest in the real estate is being transferred, state the part being transferred: _____

LEGAL DESCRIPTION

Section 8 Township 40 N. Range 14.

Enter complete legal description in this area:

SEE ATTACHED

NOTE: If a mobile home is included in the sale price, is the value of the mobile home being deducted as personal property on page 1?

Yes No

BENEFICIAL INTEREST OF LAND TRUST (Complete if applicable.)

If this transaction is the transfer of a beneficial interest of a land trust, check this box:

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FINANCE SCHEDULE — Do NOT complete this schedule if FINANCE QUESTIONS 1 through 5 on Page 1 are all answered "No".

I Amount of Principal (\$'s)	TERM		IV Interest Rate (%)	V Type of Interest Rate	VI Points Paid by SELLER* To Obtain Financing DO NOT SHOW POINTS PAID BY BUYER*	
	II Amortization Period (Years Remaining)	III Term To Balloon or Renegotiation (Years)			%	\$'s
	A. XXXXXXXXXX	XXXXXXXXXX			XXXXXXXXXX	XXXXXXXXXX
B. XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXX	XXXXXXXXXX	XXXXXXXXXXXX
C.					XXXXXXXXXX	XXXXXXXXXXXX
D.						
E.						
F.						
G.						
H.						
I.						

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J. Use this space to explain replies in Finance Schedule if necessary and to explain any characteristics of this transaction that may have impacted the sale price.

BUYER*:

I hereby declare the Finance Schedule on Pages 2 and 3 of this declaration to be true and correct. (NOTE: Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B Misdemeanor.)

Buyer or Name of person filling out the Finance Schedule for the buyer: _____
 Please Print _____ Signature _____
 Address _____ Telephone (____) _____
 (If you prefer the Department contact the lending institution if further financing information is required, also provide the institution's name, address, and telephone number below.)
St. Paul Federal Savings 1804 N. Naper Blvd. #100, Naperville, IL (847) 686-0748
 Name of Lending Institution Address Telephone

BUYER* & SELLER*:

The buyer* and seller* hereby declare the full actual consideration and above facts contained in this declaration (excluding the Finance Schedule) to be true and correct. If this transaction involves any real estate located in Cook County, the seller* or his agent hereby certifies that to the best of his knowledge, and the buyer* or his agent hereby certifies that, 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. (NOTE: Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B Misdemeanor. 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.)

Ziyad I. Naccasha 5510 North Sheridan Road - Unit 17B, Chicago, Illinois 60640
 Name and Current Residence of Seller* (Please Print)

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust: _____ Trust Number _____

Signature: [Signature]
 Seller* or Agent

James H. Berman & Kveta Bermanova 1038 W. Balmoral, Unit 6A, Chicago, Illinois 60640
 Name and Current Residence of Buyer* (Please Print)

Signature: [Signature]
 Buyer* or Agent

Mail tax bill to: Jim Berman 5510 N. Sheridan Rd 17B Chicago IL 60640
 Name Street City

PREPARER:

Section 31-25 of the Property Tax Code (35 ILCS 200/31-25) requires the following information to be completed:

Name of person filling out the real estate transfer declaration for the buyer* and seller*: Ziyad I. Naccasha, Esq
 Please Print

Address: Two Prudential Plaza 180 N. Station Ave #3500 Telephone: (312) 540-7530

THIS BOX FOR USE BY DEPARTMENT OF REVENUE ONLY:

Initial _____ Date _____

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007849198 F1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT "17B", AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, (HEREINAFTER REFERRED TO AS 'PARCEL'):

LOT 10 AND THE SOUTH 1/3 OF LOT 9 IN BLOCK 1 IN JOHN LEWIS COCKRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A", TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND BY LAWS, EASEMENTS, COVENANTS AND RESTRICTIONS, FOR THE 5510 SHERIDAN ROAD CONDOMINIUM RECORDED AS DOCUMENT 22272728, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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