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WARRANTY DEED (ILLINOIS) (Corporation to Individual)



Doc#: 1034150028 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2010 09:14 AM Pg: 1 of 9

THE GRANTOR,

Village of Bellwood,
a municipal corporation,

of the Village of Bellwood, County Cook, State of Illinois for and in consideration of TEN and XX/00 (\$10.00) DOLLARS, and other valuable consideration, in hand paid, hereby CONVEYS and WARRANTS to Patricia Boyd, a single woman., the Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

see Legal Description which is attached hereto and made a part hereof

Commonly known as: 130 47th Avenue, Bellwood, IL 60104

Permanent Index Number: 15-08-212-024-0000

Return to:
SUCCESSION CLERK'S OFFICE
100 South La Salle Street
Northbrook, IL 60062 192
SFS10-02218

TO HAVE AND TO HOLD the Real Estate with the appurtenances unto the Grantee, its successors and assigns forever, and the Grantor and its successors and assigns do hereby covenant with the Grantee, it is lawfully seized of the Real Estate with an indefeasible estate in fee simple with full power to convey, that the Real Estate is free from encumbrances, above, that it has good right and lawful authority to sell the same, and that Grantor and its successors and assigns shall warrant and defend the same unto the Grantee, forever, against the lawful claims of all persons whomsoever, and that the Grantee shall have the quiet and peaceable possession of the Property

SUBJECT TO: General Taxes for the year 2009 and subsequent years, covenants, conditions and restrictions of record, public and utility easements, existing leases and tenancies, if any, and ~~unconfirmed special government taxes or assessments.~~ ¶.

In Witness Whereof, the Village of Bellwood has caused its seal to be affixed hereto, and has caused it's name to be signed to these presents by it's Mayor and attested to by it's Clerk, on this the 15th day of November, 2010.

ATTESTED TO:

Frank A. Pasquale
Dr. Frank A. Pasquale
Mayor, Village of Bellwood

Lena M. Moreland
Lena M. Moreland
Village Clerk, Village of Bellwood

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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

Dr. Frank A. Pasquale, Mayor, and
 Lena M. Moreland, Village Clerk

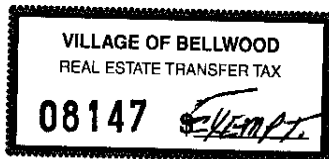
personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered said instrument as the Mayor and Clerk of the Village of Bellwood, a municipal corporation, respectively, and caused the corporate seal to be affixed thereto pursuant to authority given by the Corporate Authorities of said village, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this the 1st day of November, 2010

Deborah A. White
 NOTARY PUBLIC

(SEAL)

My Commission expires 10-26-2013



~~AFTER RECORDING, MAIL TO:~~

SEND SUBSEQUENT TAX BILLS TO:

Kevin Coyne
2 Trans Am Plz #200
Oakbrook Terrace, IL 60181

Pat Boyd
130 47th Street
Bellwood, IL 60104

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MICHAEL CASTALDO JR.

As an Agent for Fidelity National Title Insurance Company

7528 W. North Avenue Elmwood Park, IL 60707

Commitment Number: STS10_02218

SCHEDULE C

PROPERTY DESCRIPTION

Property commonly known as:

130 47TH

BELLWOOD, IL 60104

Cook County

The land referred to in this Commitment is described as follows:

LOT 12 IN BLOCK 22 IN HULBERT'S ST. CHARLES ROAD SUBDIVISION OF BLOCKS 18 TO 27 INCLUSIVE OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-08-212-024-0000

Property of Cook County Clerk's Office

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PTAX-203 Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at www.revenue.state.il.us/retc.

Step 1: Identify the property and sale information.

13047M
Street address of property (or EIR address, if available)
Bellwood
City or village
Township: PAWJPO

2 Write the total number of parcels to be transferred: 1
3 Write the parcel identifying numbers and lot sizes or acreage.
Parcel identifying all parcels: 15-08-212-004 Lot area or acreage: 35X125

4 Write additional parcel identifiers and lot sizes or acreage in Step 3.
Date of deed/trust document: 1/2010
Month: 1 Year: 10

5 Type of deed/trust document* (Mark with an "X"):
 Quit claim deed Executor deed Trustee deed
 Wa ranty 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)*:

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

County:
Date:
Doc. No.:
Vol.:
Page:
Received by:

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 a percent 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 "a," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

1 Full actual consideration*
2a Amount of personal property included in the purchase*
2b Was the value of a mobile home included on Lines 11 and 12a?
Subtract Line 12a from Line 11. This is the net consideration for real property.
Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11*
Outstanding mortgage amount to which the transferred real property remains subject*
If this transfer is exempt, use an "X" to identify the provision.
Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.
Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).
Illinois tax stamps — multiply Line 18 by 0.50.
County tax stamps — multiply Line 18 by 0.25.
Add Lines 19 and 20. This is the total amount of transfer tax due.

11	\$	95,000
12a	\$	0.00
12b		Yes <input checked="" type="checkbox"/> No
13	\$	95,000
14	\$	0.00
15	\$	0.00
16		b k
17	\$	95,000
18	\$	190
19	\$	N/A Exempt
20	\$	N/A Exempt
21	\$	

Instructions.
203 (R-7/00)
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 Form Management Center. IL-492-0227

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Step 3: Write the legal description from the deed. (Write additional parcel identifiers and lots sizes or acreage below from Step 1, Line 3.) Note: If you need more room, submit a copy of the extended legal description with this form.

See legal Description

Step 4: Complete the purchaser information.

The buyer and seller (or their agents) hereby declare 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 deed 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 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)
 Village of Bellwood
 Seller's or trustee's name
 3200 Washington Street Bellwood, IL 60104
 Street address (after sale)
 Seller's or agent's signature
 Seller's trust number (if applicable)
 City State ZIP
 708 517-3700
 Seller's daytime phone

Buyer Information (Please print)
 Patricia Boyd
 Buyer's or trustee's name
 Patricia Boyd
 Street address (after sale)
 130 - 47 Avenue Bellwood, IL 60104
 City State ZIP
 60104 606-1283
 Buyer's or agent's signature
 Buyer's trust number (if applicable)
 Buyer's daytime phone

Preparer Information (Please print)
 Michael Castaldi Jr
 Preparer's and company's name
 1500 W. Chicago Avenue Chicago, IL 60642
 Street address
 Preparer's signature
 Preparer's file number (if applicable)
 City State ZIP
 312 564-5159
 Preparer's daytime phone
 Preparer's e-mail address (if available)

Identify any other 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

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

if consideration _____
 justed consideration _____

Tab number _____

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MICHAEL CASTALDO JR.
As an Agent for Fidelity National Title Insurance Company
7528 W. North Avenue Elmwood Park, IL 60707

Commitment Number: STS10_02218

SCHEDULE C
PROPERTY DESCRIPTION

Property commonly known as:
130 47TH
BELLWOOD, IL 60104
Cook County

The land referred to in this Commitment is described as follows:

LOT 12 IN BLOCK 22 IN HULBERT'S ST. CHARLES ROAD SUBDIVISION OF BLOCKS 18 TO 27 INCLUSIVE OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-08-212-024-0000

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COOK COUNTY



REAL ESTATE TRANSFER DECLARATION

The following is required by the Cook County Real Property Tax Ordinance effective September 1, 1993. Any transferor or transferee who fails to file with the Recorder a real property transfer declaration as required by Section 7 of this ordinance, or a supplemental transfer declaration as required by Section 10 of this ordinance or willfully falsifies the value of transferred real estate, shall be subject to a penalty equal to the amount of the applicable tax, and shall be fined an amount not to exceed \$1000.00 or imprisoned for a period not to exceed six months, or both.

Except as to Exempt Transactions, the Recorder is prohibited by law from accepting any deed, assignment or other instrument of transfer for recordation unless it is accompanied by a declaration containing all of the information requested therein.

Recorder's Validation

PROPERTY IDENTIFICATION:

Address of Property 1304TH Bellwood 60104
Street or Rural Route City Zip Code

Permanent Real Estate Index No. 15-08-212-024 Township Paris

Date of Deed November 2010 Type of Deed Warranty

- TYPE OF PROPERTY:**
- Single Family
 - Condo, co-op
 - 4 or more units (residential)
 - Mixed use (commer. & resid.)
 - Commercial
 - Industrial
 - Vacant Land
 - Other (attach description)

- INTEREST TRANSFERRED:**
- Fee title
 - Beneficial interest in a land trust
 - Lease interest in a ground lease
 - Controlling interest in real estate entity (ord. Sec. 2C)
 - Other (attach description)

LEGAL DESCRIPTION:
 Sec. 8 Twp. 39 Range 12
 (Use additional sheet, if necessary)

See legal description

COMPUTATION OF TAX:	
Full actual consideration	\$ <u>95,000</u>
Less amount of personal property included in purchase	\$ <u>—</u>
Net consideration for real estate	\$ <u>95,000</u>
Less amount of mortgage to which property remains subject	\$ <u>—</u>
Net taxable consideration	\$ <u>95,000</u>
Amount of tax stamps (\$.25 per \$500 or part thereof)	\$ <u>N/A Exempt</u>

ATTESTATION OF PARTIES: We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Village of Bellwood 3200 Washington Blvd, Bellwood, IL 60104
Name and Address of Seller (Please Print) Street or Rural Route City Zip Code

Signature: [Signature]
Seller or Agent

Patricia Boyd 1304TH Bellwood IL 60104
Name and Address of Buyer (Please Print) Street or Rural Route City Zip Code

Signature: [Signature]
Buyer

Use space below for tax mailing address, if different from above.

Name Street or Rural Route City Zip Code

UNOFFICIAL COPY
MICHAEL CASTALDO JR.
As an Agent for Fidelity National Title Insurance Company
7528 W. North Avenue Elmwood Park, IL 60707

Commitment Number: STS10_02218

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