

UNOFFICIAL COPY



WARRANTY DEED (Illinois)

10-09-2015

Doc#: 1102456059 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2011 03:13 PM Pg: 1 of 6

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.

THE GRANTOR, Randolph Commons, LLC, an Illinois limited liability company for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars in hand paid, the receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO:

Village of Bellwood
of the following address
3200 Washington Blvd.
Bellwood, IL 60104

Return to:
SUCCESS TITLE SERVICES
400 Skokie Blvd Ste. 401
Northbrook, IL 60062 1/2

the following described real estate, situated in the County of Cook and in the State of Illinois, to wit:

PARCEL 1:

THE WEST 241.00 FEET OF LOT 6 IN OWNERS DIVISION (EXCEPT THE SOUTH 40 FEET THEREOF AND EXCEPT THE EAST 101.08 FEET OF THE WEST 221.30 FEET OF THE SOUTH 314.18 FEET) IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1929 AS DOCUMENT NUMBER 10442035, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 101.08 FEET OF THE WEST 221.30 FEET OF THE SOUTH 314.18 FEET (EXCEPT THE SOUTH 40 FEET) THEREOF OF LOT 6 IN OWNERS DIVISION IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1929 AS DOCUMENT NUMBER 10442035, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate number(s): 15-09-400-092-0000 and 15-09-400-093-0000

Address(es) of real estate: 3131 Randolph, Bellwood, Illinois

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on this 29 day of Dec, 2010.

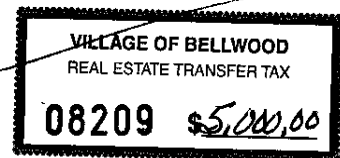
Randolph Commons, LLC

By: Ronald Scarlato
Its: Manager

**I HEREBY DECLARE THAT THE ATTACHED REPRESENTS AN EXEMPT TRANSACTION UNDER 35ILCS 200/31-45(b1), REAL ESTATE TRANSFER TAX ACT.

Grantor

This instrument was prepared by Alan H. Garfield, 180 N. Stetson, Suite 1300, Chicago, IL 60601, (312) 288-0111.



UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

THE WEST 241.00 FEET OF LOT 6 IN OWNERS DIVISION (EXCEPT THE SOUTH 40 FEET THEREOF AND EXCEPT THE EAST 101.08 FEET OF THE WEST 221.30 FEET OF THE SOUTH 314.18 FEET) IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1929 AS DOCUMENT NUMBER 10442035, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 101.08 FEET OF THE WEST 221.30 FEET OF THE SOUTH 314.18 FEET (EXCEPT THE SOUTH 40 FEET) THEREOF OF LOT 6 IN OWNERS DIVISION IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1929 AS DOCUMENT NUMBER 10442035, IN COOK COUNTY, ILLINOIS

PIN: 15-09-400-092-0000 AND 15-09-400-093-0000

Office of Cook County Clerk's Office

UNOFFICIAL COPY



PTAX-203 Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.
This form can be completed electronically at tax.illinois.gov/retd.

Step 1: Identify the property and sale information.

1 3131 Randolph
Street address of property (or 911 address, if available)
BELLWOOD 60104
City or village ZIP
Proviso
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>15-09-400-092-0000</u>	<u>241 x 214</u>
b <u>15-09-400-093-0000</u>	
c	
d	

4 Date of instrument: 1 / 2 / 0 1 / 0
Month Year

5 Type of instrument (Mark with an "X"):
 Quit claim deed Executor deed Warranty deed
 Beneficial interest Other (specify):

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

7 Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.
Current Intended (Mark **only one item per column** with an "X.")

- a Land/lot only
- 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): _____

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 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," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	\$	<u>1,000,000.00</u>
12a Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
12b Was the value of a mobile home included on Line 12a?	12b		<u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>1,000,000.00</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>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0.00</u>
16 If this transfer is exempt, use an "X" to identify the provision.	16		<input checked="" 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	\$	<u>0.00</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>0.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>0.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>0.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>0.00</u>

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

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.

Date of significant change: _____ / _____ / _____
Month Year

(Mark with an "X.")
 Demolition/damage Additions Major remodeling
 New construction Other (specify): _____

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): _____
- q Homestead exemptions on most recent tax bill:

1 General/Alternative	\$	<u>0.00</u>
2 Senior Citizens	\$	<u>0.00</u>
3 Senior Citizens Assessment Freeze	\$	<u>0.00</u>

UNOFFICIAL COPY

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.

PARCEL 1: THE WEST 241.00 FEET OF LOT 6 IN OWNERS DIVISION (EXCEPT THE SOUTH 40 FEET THEREOF AND EXCEPT THE EAST 101.08 FEET OF THE WEST 221.30 FEET OF THE SOUTH 314.18 FEET) IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1929 AS DOCUMENT NUMBER 10442035, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EAST 101.08 FEET OF THE WEST 221.30 FEET OF THE SOUTH 314.18 FEET (EXCEPT THE SOUTH 40 FEET) THEREOF OF LOT 6 IN OWNERS DIVISION IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1929 AS DOCUMENT NUMBER 10442035, IN COOK COUNTY, ILLINOIS.

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.)

RANDOLPH COMMONS, LLC
 Seller's or trustee's name
 2795 W WASHINGTON BLVD
 Street address (after sale)
 Seller's or agent's signature
 Seller's trust number (if applicable - not an SSN or FEIN)
 BELLWOOD IL 60104
 City State ZIP
 (847) 454 0460 Ext.
 Seller's daytime phone

Buyer Information (Please print.)

VILLAGE OF BELLWOOD
 Buyer's or trustee's name
 3200 W WASHINGTON BLVD
 Street address (after sale)
 Buyer's or agent's signature
 Buyer's trust number (if applicable - not an SSN or FEIN)
 BELLWOOD IL 60104
 City State ZIP
 (847) 454 0460 Ext.
 Buyer's daytime phone

Mail tax bill to:

VILLAGE OF BELLWOOD 3200 W WASHINGTON BLVD BELLWOOD IL 60104
 Name or company Street address City State ZIP

Preparer Information (Please print.)

STEPHEN M ALDERMAN
 Preparer's and company's name
 180 N STEPHEN AVE STE 1300
 Street address
 Preparer's signature
 alderman@garfield-merel.com
 Preparer's e-mail address (if available)
 Preparer's file number (if applicable)
 CHICAGO IL 60601
 City State ZIP
 (312) 583-1600 Ext.
 Preparer's daytime phone

Identify any required documents submitted with this form. (Mark with an "X.")
 Extended legal description Form PTAX-203-A
 Itemized list of personal property Form PTAX-203-B

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? <input type="checkbox"/> Yes <input type="checkbox"/> No				
5	Comments				

Illinois Department of Revenue Use	Tab number
---	-------------------

