



Doc#: 1206218067 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/02/2012 04:41 PM Pg: 1 of 2

**This Instrument Prepared By:**  
Joseph E. von Meier, Esq.  
Burke, Warren, MacKay  
& Serritella, P.C.  
330 N. Wabash, 22nd Floor  
Chicago, Illinois 60611-3607

**Upon Recordation Return to:**  
Jennifer LaMell Goldstone  
Goldstone & Associates, LLC  
1819 West Grand Avenue, Suite 200  
Chicago, Illinois 60622

CONT: 11-0084

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **1701 NORTH DAYTON LLC**, an Illinois limited liability company (the "Grantor"), of 2234 W. North Avenue, Chicago, Illinois 60647, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS unto **LEE E. TENZER**, as trustee under the Lee E. Tenzer Declaration of Trust dated May 6, 1991 and **MARILYN E. TENZER**, as trustee under the Marilyn E. Tenzer Declaration of Trust, dated May 6, 1991 and unto all and every successor in trust or assign, each owing an undivided one-half interest in the Property (the "Grantee"), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 69 AND THE SOUTH 1/2 OF LOT 70 IN BLOCK 6 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 14-32-426-066-1001; 14-32-426-066-1002; 14-32-426-066-1003; 14-32-426-066-1004; 14-32-426-066-1005 (PINS AFFECT THE LAND AND OTHER PROPERTY)

Address: 1701 N. Dayton Street, Chicago, Illinois

SUBJECT TO: (i) Real estate taxes, special taxes or assessments not due or payable as of the date hereof, including taxes or assessments which may accrue by reason of new or additional improvements during the current year or prior years; (ii) applicable zoning, use and building laws and ordinances and other ordinances of record; (iii) private, public and utility easements, roads and highways that do not materially adversely affect the Real Estate; (iv) covenants, conditions, agreements, restrictions and building lines of record (provided such are not violated by the Real Estate); (v) the plat of subdivision for the Real Estate; and (vi) acts done or things suffered by Grantee or anyone claiming by, through or under Grantee. Items (i) through (v) shall be deemed to be followed by the following: "provided such will not, in Grantee's reasonable judgment, interfere with the use and enjoyment of the Real Estate as a single-family residence."

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the GRANTOR aforesaid, has executed this Warranty Deed as of this 27 day of February, 2012.

**1701 NORTH DAYTON LLC**, an Illinois limited liability company

By: \_\_\_\_\_  
Marc Lifshin, Manager

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK     )

City of Chicago  
Dept. of Finance  
**618938**



Real Estate  
Transfer  
Stamp  
**\$47,250.00**

2/28/2012 10:18  
dr00193

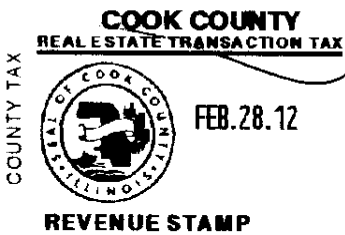
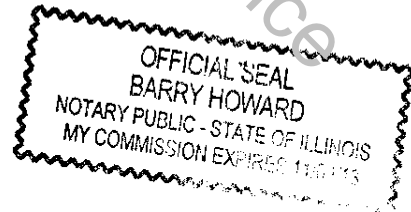
Batch 4,223,753

I, the undersigned, a Notary in and for said state and county, DO HEREBY CERTIFY that Marc Lifshin, being the Manager of 1701 North Dayton LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

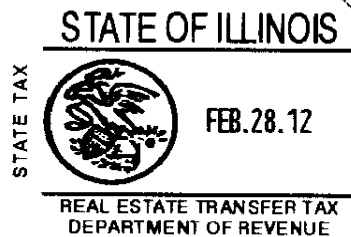
Given under my hand and official seal this 27 day of February, 2012.

\_\_\_\_\_  
Notary Public  
My Commission Expires 11/9/13

**Mail Future Tax Bills to:**  
Lee and Marilyn Tenzer  
1701 N. Dayton Street  
Chicago, IL 60614



<b>REAL ESTATE TRANSFER TAX</b>
<b>0225000</b>
<b>FP 103042</b>



<b>REAL ESTATE TRANSFER TAX</b>
<b>0450000</b>
<b>FP 103037</b>



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## PTAX-203 Illinois Real Estate Transfer Declaration

Doc#: 1206218067 Fee: \$.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 03/02/2012 04:42 PM Pg: 1 of 3

Please read the instructions before completing this form.  
This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

### Step 1: Identify the property and sale information.

Do not write in this area.  
County Recorder's Office Use.

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

Eugene "Gene" Moore Fee: \$4,500.00  
Cook County Recorder of Deeds  
Date: 02/28/2012 10:30 AM

1 1701 N. DAYTON  
Street address of property (or 911 address, if available)

CHICAGO 60614  
City or village ZIP

NORTH CHICAGO  
Township

2 Write the total number of parcels to be transferred. 5

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

Property index number (PIN)	Lot size or acreage
a <u>14324260661001</u>	<u>9000 SQ. FT.</u>
b <u>14324260661002</u>	<u>9000 SQ. FT.</u>
c <u>14324260661003</u>	<u>9000 SQ. FT.</u>
d <u>14324260661004</u>	<u>9000 SQ. FT.</u>

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 0 / 2 / 20 2  
Month Year

5 Type of instrument (Mark with an "X"): X Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  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?  
(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 X 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  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.  
Date of significant change: 0 / 1 / 20 1 / 1  
Month Year  
(Mark with an "X.")

- Demolition/damage  Additions  Major remodeling
- X 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  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify): \_\_\_\_\_

s  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>

### 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," "f," "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	\$	<u>4,500,000.00</u>
12a	Amount of personal property included in the purchase	\$	<u>0.00</u>
12b	Was the value of a mobile home included on Line 12a?		<u>Yes</u> <u>X</u> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	\$	<u>4,500,000.00</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	\$	<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	\$	<u>0.00</u>
16	If this transfer is exempt, use an "X" to identify the provision.		<u>b</u> <u>k</u> <u>m</u>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	\$	<u>4,500,000.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).		<u>9,000.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	\$	<u>4,500.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	\$	<u>2,250.00</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	\$	<u>6,750.00</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

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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 property index numbers, lots sizes or acreage from Step 1, Line 3.

LOT 69 AND THE SOUTH 1/2 OF LOT 70 IN BLOCK 6 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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.)**

1701 NORTH DAYTON LLC  
 Seller's or trustee's name  
 2234 W. NORTH AVE.  
 Street address (after sale)  
 Seller's or agent's signature

27-3165183  
 Seller's trust number (if applicable - not an SSN or FEIN)  
 CHICAGO IL 60647  
 City State ZIP  
 ( 773 ) 227-2850 Ext.  
 Seller's daytime phone

**Buyer Information (Please print.)**

LEE TENZER AND MARILYN TENZER  
 Buyer's or trustee's name  
 1701 N. DAYTON  
 Street address (after sale)  
 Buyer's or agent's signature

Buyer's trust number (if applicable - not an SSN or FEIN)  
 CHICAGO IL 60614  
 City State ZIP  
 ( 312 ) 733-1170 Ext.  
 Buyer's daytime phone

**Mail tax bill to:**

LEE AND MARILYN TENZER 1701 N. DAYTON  
 Name or company Street address  
 CHICAGO IL 60614  
 City State ZIP

**Preparer Information (Please print.)**

JOE VON MEIER  
 Preparer's and company's name  
 330 N. WABASH, 22ND FLOOR  
 Street address  
 Preparer's signature  
 jvonmeier@burkelaw.com  
 Preparer's e-mail address (if available)

Preparer's file number (if applicable)  
 CHICAGO IL 60611  
 City State ZIP  
 ( 312 ) 840-7000 Ext. 7063  
 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? Yes No  
 5 Comments

Illinois Department of Revenue Use Tab number

# UNOFFICIAL COPY

Parcel identify number

lot side or acreage

5. 14324260661005

9000 SQ. FT.

Property of Cook County Clerk's Office

