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PTAX-203-NR

Illinois Real Estate Transfer Tax Payment Document (non recorded transfers)

Do not write in this area
This space is reserved for the recorder



Doc#: 1310939061 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2013 12:16 PM Pg: 1 of 3

This document is recorded for the purpose of affixing Real Estate Transfer Tax stamps that were purchased for the following transferring document under provisions of Public Act 93-1099.

Property information

R314 W 40th PL
Street address of property (or 911 address, if available)
Chicago 60641 Lake
City or village ZIP Township

Parcel identifying number 20-07-104-007-0000

Legal description See attached.

Date of transferring document: 10 / 20 / 12
Month Year

Type of transferring document: NA Sale of Equity Interest in Cell Tower Ground Lessee Equity.

Signature Michael Diamond Date 1-8-13
Seller, Buyer, Agent, or Preparer

Preparer Information (Please print.)
Michael Diamond, SBA 2012 TC Holdings, LLC SBA-IL46492A-Oakley Park
Preparer's and company's name Preparer's file number (if applicable)
5900 Broken Sound Parkway NW Boca Raton FL 33487
Street address City State ZIP
Michael Diamond (561) 226-9316
Preparer's signature Preparer's daytime phone
MDiamond@sbase.com
Preparer's e-mail address (if available)

| Transfer Tax | |
|---|-----------------------------------|
| Net consideration subject to transfer tax | \$865,734 \$865,735.00 |
| Illinois Tax | \$865,734.59 |
| County Tax | \$866.00 |
| Total amount of transfer tax due | \$433.00 |
| | \$1,299.00 |

Affix Revenue stamps here
If stamps are not affixed, please state the exemption provision under 35 ILCS 200/31-45 (see Page 2)

City of Chicago
Dept. of Finance
641313
4/15/2013 10 44
dr00198



Real Estate Transfer Stamp
\$9,093.00
Batch 6 205,879

STATE OF ILLINOIS
STATE TAX
APR. 17. 13
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000014230
REAL ESTATE TRANSFER TAX
00866.00
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
APR. 16. 13

0000014087
REAL ESTATE TRANSFER TAX
00433.00
FP 103042

46492

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EXHIBIT A

DESCRIPTION OF LAND

to the Agreement dated JAN. 27, 2000, by and between Urban Sites, Inc., an Illinois corporation, as Lessor, and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, as Lessee.

The Land is described and/or depicted as follows:

LOT 15 IN ROCKWELL'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 17 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6 AND NORTH 1/2 AND WEST 1/2 OF SOUTHEAST 1/4 IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

and commonly known as: 2314 West 48th Place, Chicago, Illinois 60609
P.I.N.#: 20-07-104-007

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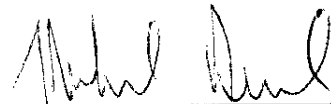
PLAT ACT AFFIDAVIT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

Michael Diamond being duly sworn on oath, states that affiant resides at c/o SBA, 5900 Broken Sound Parkway NW, Boca Raton, FL 33487. That the attached deed is not in violation of Section 1 of the Plat Act (765f ILCS 205/1) for one of the following reasons:

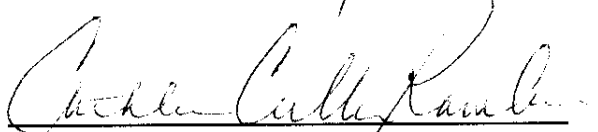
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. **This conveyance is of land described in the same manner as title was taken by grantor(s).**

Affiant further states that Affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 9th day of January, 2013, by Michael Diamond, who is personally known to me.


 Notary Public, State of Florida

My Commission Expires:

