

# UNOFFICIAL COPY



## PTAX-203-NR

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



1316115005

Do not write in this area. Recorder's Office use.

Doc#: 1316115005 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/10/2013 08:56 AM 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

5825 Kouben Dr.  
Street address of property (or 911 address, if available)  
Berkeley 60163 PROVISO  
City or village ZIP Township

Parcel identifying number: 15-07-318-001-0000

Legal description: See attached.

Date of transferring document: 12/20/12  
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-IL 464691 - Berkeley

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 daytime phone

Preparer's signature

MDiamond@sbase.com

Preparer's e-mail address (if available)

### Transfer Tax

Net consideration subject to transfer tax  
Illinois Tax  
County Tax  
Total amount of transfer tax due

\$ 37.50  
\$ 18.75  
\$ 56.25

\$ 37,027.00  
~~\$ 37,027.00~~  
~~\$ 38.00~~  
~~\$ 19.00~~  
~~\$ 57.00~~

### Affix Revenue stamps here

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

STATE OF ILLINOIS



JUN.-7.13

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000015080

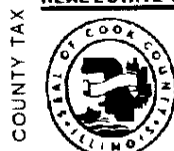
REAL ESTATE  
TRANSFER TAX

00037.50

FP 103037

VILLAGE OF BERKELEY  
ALL FEES PAID  
CERTIFICATE OF COMPLIANCE

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN.-6.13

REVENUE STAMP

# 000014934

REAL ESTATE  
TRANSFER TAX

00018.75

FP 103042

S Y  
P 3  
S N  
M N  
SC Y  
E Y  
INT 97

# UNOFFICIAL COPY

EXHIBIT A  
DESCRIPTION OF LAND

to the Agreement dated \_\_\_\_\_, 2000, by and between Village of Berkeley, an Illinois municipal 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:

That part of the South West fractional 1/4 of Section 7, Township 39 North, Range 12 East of the Third Principal Meridian, lying West of the West line of Taft Avenue and lying between lines parallel with and distance of 50 feet Northerly and 50 feet Southerly (measured at right angles from the center line of the main track of the Minnesota and Northwestern Railroad Company (later the Chicago Great Western Railroad Company and now the Chicago and Northwestern Railroad Company) as said main track center line was originally located and established across said Section 7) all in Cook County, Illinois.

COOK COUNTY CLERK'S OFFICE

and commonly known as: 5819 Electric Avenue, Berkeley, Illinois 60163  
P.I.N.#: 15-07-318-001

# UNOFFICIAL COPY

## 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 a 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.

Michael Diamond  
Affiant

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

Cathleen Cullen Rawlinson  
Notary Public, State of Florida

My Commission Expires:

