



Doc#: 1334057000 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 12/06/2013 11:20 AM Pg: 1 of 5

PREPARED BY:

Peter L. Slaven, Esq.
Ginsberg Jacobs LLC
300 South Wacker Drive
Suite 2750
Chicago, Illinois 60606

WHEN RECORDED
RETURN TO:

Drake D. Mertes
Dowd, Dowd & Mertes, Ltd.
701 Lee Street
Suite 790
Des Plaines, Illinois 60016

40010603
1/1

GIT

(Above Space for Recorder's use only)

QUIT-CLAIM DEED

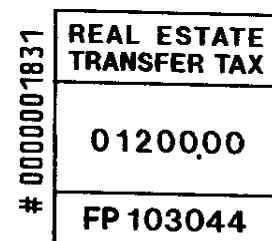
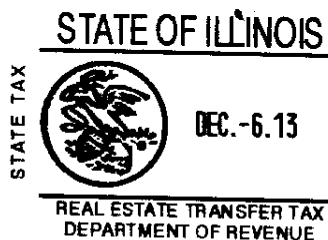
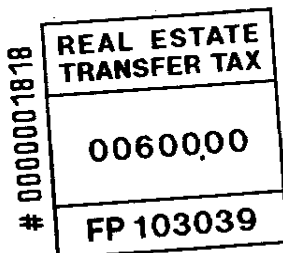
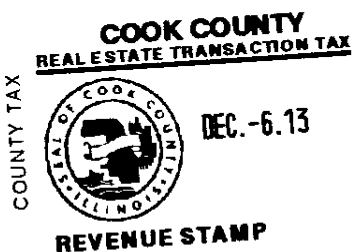
THE GRANTOR, FIRSTMERIT BANK, N.A., a national banking association, whose address is 501 West North Avenue, Melrose Park, IL 60160, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT-CLAIMS to SJJ PROPERTIES, LLC, an Illinois limited liability company, the Grantee, whose address is 7501 North Natchez Avenue, Niles, Illinois 60714, all interest in the real (state legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN and Common Address: See Exhibit A

Subject to: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record.

Send future real estate tax bills to the Grantee at its address set forth above.

[Signatures begin on next page]



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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THE NORTH 365 FEET OF LOT 1 AS MEASURED ALONG THE EAST LINE THEREOF IN ROEHRI'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

7449 North Natchez Avenue, Niles, Illinois 60714

PIN:

10-30-403-023

[END]

Property of Cook County Clerk's Office

UNOFFICIAL COPY**VILLAGE OF NILES
REAL ESTATE TRANSFER TAX**

20791 11/22/13

Stamp # and Date

Check Appropriate Box(es)

() Residential Commercial () Multi-Unit, No. of Units _____
 () Declaration () Exemption () Land Trust

Recorder or Registrar's Deed No. _____
Date Recorded _____ (For Recorder's Use Only)

INSTRUCTIONS:

- This form must be filled out completely, signed by at least one of the grantees (buyers), or signed by at least one of the grantors (sellers), and presented to the Finance Department, 1000 Civic Center Drive, Niles, Illinois 60714 at the time of purchase of the real estate transfer stamps as required by the Village of Niles Real Estate Transfer Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- A signed copy of the real estate contract must be presented with this declaration form.
- For additional information, please call the Finance Department at 847-588-8000, Monday through Friday, 8:30 a.m. to 5:00 p.m.

PROPERTY INFORMATION

Address of Property: 7449 N. NATCHEZ AVE. 60714
Number Street Zip Code

Permanent Property Index No.: 10-30-403-023

Date of Deed: 11 / 21 / 2013 Type of Deed QUIT-CLAIM

Full Actual Consideration: \$1,200,000.00
 (Include amount of mortgage and value of liability assumed)

CALCULATION

AMOUNT OF TAX (\$3.00 per \$1,000 or fraction thereof of full (net) consideration): \$ 3,600.00

EXEMPT STAMP ADMIN FEE (\$25.00, if applicable): \$ N/A

OCCUPANCY PERMIT FEE (\$25.00, if applicable): \$ N/A

TOTAL TAX AND FEES: \$ 3,600.00

EXEMPTION INFORMATION

The Village of Niles Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 94-32 and 94-33 of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the Niles Real Estate Transfer Tax Ordinance by paragraph(a) _____ of Section _____ of said Ordinance.

Details for exemption claimed, including documentation provided: (explain)

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

GRANTOR: (Please print)

FIRSTMERIT BANK, N.A.

Name

[Signature] ATTORNEY

Signature - Seller or Agent

501 W. NORTH AVE., MELROSE Bk, IL 60160

Address

Zip Code

11/21/2013

Date Signed

GRANTEE: (Please print)

SJJ PROPERTIES, LLC

Name

[Signature]

Signature - Buyer or Agent

7501 N. NATCHEZ AVE., NILES, IL 60714

Address

Zip Code

11-21-13

Date Signed

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Exempt transactions (Sec. 94-32)

The tax imposed by this article shall not apply to the following transactions, provided the transaction in each case is accompanied by a certificate setting forth the facts or such other certificate of record or sworn statement as the director of finance may require at the time of the filing of the declaration form:

- (1) Transactions involving property acquired by any governmental body.
- (2) Transactions in which the deeds secure debt or other obligations.
- (3) Transactions in which the deeds without additional consideration confirm, correct, modify or supplement deeds previously recorded.
- (4) Transactions in which the actual consideration is less than \$500.00.
- (5) Transactions in which the deeds are tax deeds.
- (6) Transactions in which the deeds are releases of property which is security for a debt or other obligation.
- (7) Transactions in which the deeds are pursuant to a court decree where there is no consideration.
- (8) Transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization.
- (9) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock.
- (10) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one or the other shall not be exempt from the tax.
- (11) Transactions representing transfers subject to the imposition of a documentary stamp imposed by the government of the United States except that such deeds shall not be exempt from filing the declaration.

(Code 1965, § 29 1/2-6; Ord. No. 2007-20, § 2, 3-22-07)

Exemptions (Sec. 94-33)

The taxes imposed by this article shall not be imposed on or transferred by an executor or administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy. Neither shall the tax be imposed where the transaction is effected by operation of law or upon delivery or transfer in the following instances; provided, however, that a declaration form is filed:

- (1) From a decedent to his executor or administrator;
- (2) From a minor to his guardian or from a guardian to his ward upon attaining majority;
- (3) From an incompetent to his conservator or similar legal representative or from a conservator or similar legal representative to a former incompetent upon removal or disability;
- (4) From a bank, trust company, financial institution, insurance company or other similar entity or nominee, custodian or trustee therefor, to a public officer or commission or person designated by such officer or commission or by a court in the taking over of its assets, in whole or in part, under state or federal law regulating or supervising such institutions or upon redelivery or retransfer by any such transferee or successor thereto;
- (5) From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, or upon redelivery or retransfer by any such transferee or successor thereto;
- (6) From a transferee under subsections (1) through (5) of this section, inclusive, to his successor acting in the same capacity or from one such successor to another;
- (7) From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
- (8) Upon the death of a joint tenant or tenant by the entirety to the survivor.
- (9) A transfer of a residential structure within the boundaries of the village to a current village employee living outside the village, which employee will occupy such structure as his/her principal residence.
- (10) A transfer of a residential structure within the boundaries of the village to a current village employee who is relocating his/her principal place of residence within the village.

(Code 1965, § 29 1/2-7; Ord. No. 1998-19, § 2, 4-23-98)