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Doc#: 1431856031 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/14/2014 03:35 PM Pg: 1 of 5

1431856031
CAMBRIDGE TITLE COMPANY
3100 Dundee Road, Suite 906
Northbrook, IL 60062

<p>When recorded, return deed to Grantee(s) at: 908 Long Rd. Glenview, IL 60025 Mail tax bills to Grantee(s) at the same address.</p>	
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Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of \$220,100.00, The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420 (the "Grantor"), does hereby convey to Sofia Gliner, whose address is 908 Long Rd., Glenview, IL 60025 (the "Grantee(s)"), the following described property situated in the county of Cook, State of Illinois, to wit:

LOT 254 STRATHMORE IN BUFFALO GROVE UNIT 3, BEING A RESUBDIVISION OF CERTAIN LOTS AND VACATED SCHOOL TRUSTEE'S SUBDIVISION IN ARLINGTON HILLS IN BUFFALO GROVE, BEING A SUBDIVISION IN SECTIONS 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to The Secretary of Veterans Affairs by instrument recorded on 4/11/2013 at Instrument No. 1310110041 with the Recorder of Cook County, Illinois.

Permanent Index No: 03-05-122-003-0000

Property Address: 34 Timber Hill, Buffalo Grove, IL 60089. This address is provided for informational purposes only.

Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 7th day of AUGUST, 2014.

[Signature Page Follows]

REO 38089

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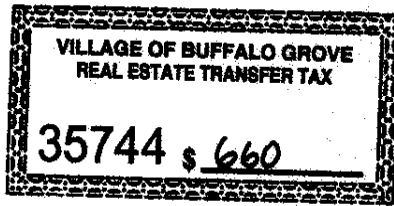
THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America

By: *Ashley Brent*
Ashley Brent, *AVP*

Printed Name, Title
By the Secretary's duly authorized property management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

ACKNOWLEDGMENT

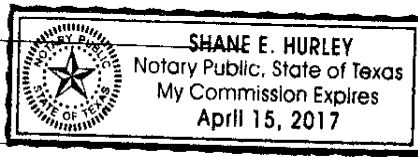
STATE OF *TEXAS*)
COUNTY OF *Denton*)



ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared *Ashley Brent* on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of *TEXAS* aforesaid, this *7th* day of *August*, 2014.

SE Hurley
Notary Public



My Commission Expires:

Prepared by: Kenneth W. Grzymek, Esquire a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantor or Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@betterslawfirm.com/(713) 360-6290.

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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 34 TIMBER HILL RD.
Street address of property (or 911 address, if available)
BUFFALO GROVE 60089
City or village ZIP
WHEELING
Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.
Property index number (PIN) Lot size or acreage
a 03-05-122-003-0000
b _____
c _____
d _____

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

4 Date of instrument: 0 / 8 / 2 0 / 1 / 4
Month Year

5 Type of instrument (Mark with an "X"):
 Warranty deed
 Quit claim deed Executor deed Trustee 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): _____

Do not write in this area.
County Recorder's Office use.
Date: _____
Time: _____
Value: _____
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: _____ / _____ / _____
(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 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 \$ 0.00
2 Senior Citizens \$ 0.00
3 Senior Citizens Assessment Freeze \$ 0.00

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 **11** \$ 220,100.00
12a Amount of personal property included in the purchase **12a** \$ 0.00
12b Was the value of a mobile home included on Line 12a? **12b** Yes No
13 Subtract Line 12a from Line 11. This is the net consideration for real property. **13** \$ 0.00
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** \$ 0.00
15 Outstanding mortgage amount to which the transferred real property remains subject **15** \$ 0.00
16 If this transfer is exempt, use an "X" to identify the provision. **16** b k m
17 Subtract Lines 14 and 15 from Line 13. **This is the net consideration subject to transfer tax.** **17** \$ 0.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). **18** 0.00
19 Illinois tax stamps — multiply Line 18 by 0.50. **19** \$ 0.00
20 County tax stamps — multiply Line 18 by 0.25. **20** \$ 0.00
21 Add Lines 19 and 20. **This is the total amount of transfer tax due.** **21** \$ 0.00

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.
SEE ATTACHED

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.)

SECRETARY OF VETERANS AFFAIRS
 Seller's or trustee's name 74-1612229
 Seller's trust number (if applicable - not an SSN or FEIN)
810 VERMONT AVE. NW
 Street address (after sale) WASHINGTON DC 20420
 City State ZIP
[Signature]
 Seller's or agent's signature (972) 580-7600 Ext.
 Seller's daytime phone

Buyer Information (Please print.)

SOFIA GLINER
 Buyer's or trustee's name
34 TIMBER HILL RD.
 Street address (after sale) BUFFALO GROVE IL 60089
 City State ZIP
[Signature]
 Buyer's or agent's signature (847) 513-6699 Ext.
 Buyer's daytime phone

Mail tax bill to:

SOFIA GLINER 908 LONG RD.
 Name or company Street address GLENVIEW IL 60025
 City State ZIP

Preparer Information (Please print.)

SECRETARY OF VETERANS AFFAIRS
 Preparer's and company's name
810 VERMONT AVE. NW
 Street address WASHINGTON DC 20420
 City State ZIP
[Signature]
 Preparer's signature (972) 581-7600 Ext.
 Preparer's daytime phone

Preparer's e-mail address (if available)

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
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EXHIBIT A

LEGAL DESCRIPTION

LOT 254 STARTHMORE IN BUFFALO GROVE UNIT 3, BEING A RESUBDIVISION OF CERTAIN LOTS AND VACATED SCHOOL TRUSTEE'S SUBDIVISION IN ARLINGTON HILLS IN BUFFALO GROVE, BEING A SUBDIVISION IN SECTIONS 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 34 TIMBER HILL RD., BUFFALO GROVE, IL 60089

Permanent Index No.: 03-05-122-003-0000

Property of Cook County Clerk's Office