

UNOFFICIAL COPY

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068



SPECIAL WARRANTY DEED 1514615

File No: 1514615

CASE: 131-664356

Doc#: 1519850030 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2015 07:28 AM Pg: 1 of 8

Saturn Title LLC
1030 W. Higgins Road, Suite 365
Park Ridge, IL 60068
Phone: 847-696-1000

THIS AGREEMENT, made and entered into this 10 day of July, 2015, by and between Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Department of Housing and Urban Development, party of the first part and **Joanna Marszalek, an unmarried woman, 706 Crest Ave Seahamburg, IL 60193** his/her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for an in consideration of the sum of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby grant, bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate, commonly known as **1029 DES PLAINES AVE, UNIT D601, FOREST PARK, IL 60130** which is legally described as follows:

(See Attached Legal Description)

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

AND THE SAID party of the first part does hereby covenant with the said party(ies) of the second part that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charges, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

Buyer's Acknowledgement:

Joanna Marszalek
Joanna Marszalek

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. 5710
CW 7/19/15
Approved/Date

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IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70 FR 43171 on July 26, 2005 by the Department of Housing and Urban Development

Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development
Domenigos, LP as Asset Manager
By: [Signature]
Factor for CAOP #3632

[Signature]
[Signature]

or HUD by:
for the United States Department of Housing
and Urban Development, an agency of the
United States of America.

“EXEMPT” under provisions of Paragraph (b),
Section 4, Real Estate Transfer Tax Act.

Date 07/10/15
Buyer, Seller or Representative

STATE OF Tennessee)
COUNTY OF Madison) SS.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Drua, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date July 8, 2015, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Domenigos, HUD's delegated Management and Marketing Contractors by virtue of a delegation of authority published at 70 FR 43171 on July 26, 2005 for the Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Department of Housing and Urban Development, an agency of the United States of America.

Witness my hand and official seal this 8 day of July, 2015



[Signature]
Notary Public

My commission expires: 7/8/2018

PREPARED BY AND MAIL TO:

Dyma + Valente
1820 W. Hubbard #201
Chicago IL 60622

SEND SUBSEQUENT TAX BILLS:

Joanna Marszalek
1029 S. Plaines #601
Forest Park IL 60130

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Dynia & Valente, LLC
1820 W Hubbard St Ste 201
Chicago, IL 60622

LEGAL DESCRIPTION

UNIT NO. D601, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 26146887, IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15-13-300-026-1089

PROPERTY ADDRESS: **1029 Des Plaines Ave, Unit D601, Forest Park, IL 60130**

Property of Cook County Clerk's Office



PTAX-203 UNOFFICIAL COPY

Illinois Real Estate Transfer Declaration

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

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 1029 Des Plaines Unit D601
Street address of property (or 911 address, if available)
Forest Park 60130
City or village ZIP
PROVISO
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 <u>15-13-300-026-1089</u>	<u>1200 S 9/16</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.
 4 Date of instrument: 07/20/15
Month Year

5 Type of instrument (Mark with an "X"):
 Quit claim deed Executor deed Trustee deed Warranty deed
 Beneficial interest Other (specify): Special Warranty

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 <input type="checkbox"/> Land/lot only
b <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/> Mobile home residence
d <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/> Office
g <input type="checkbox"/> Retail establishment
h <input type="checkbox"/> Commercial building (specify): _____
i <input type="checkbox"/> Industrial building
j <input type="checkbox"/> Farm
k <input type="checkbox"/> 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: _____ / _____ / _____
(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 <input type="checkbox"/> Fulfillment of installment contract — year contract initiated: _____
b <input type="checkbox"/> Sale between related individuals or corporate affiliates
c <input type="checkbox"/> Transfer of less than 100 percent interest
d <input type="checkbox"/> Court-ordered sale
e <input type="checkbox"/> Sale in lieu of foreclosure
f <input type="checkbox"/> Condemnation
g <input type="checkbox"/> Short sale
h <input type="checkbox"/> Bank REO (real estate owned)
i <input type="checkbox"/> Auction sale
j <input type="checkbox"/> Seller/buyer is a relocation company
k <input checked="" type="checkbox"/> Seller/buyer is a financial institution or government agency
l <input type="checkbox"/> Buyer is a real estate investment trust
m <input type="checkbox"/> Buyer is a pension fund
n <input type="checkbox"/> Buyer is an adjacent property owner
o <input type="checkbox"/> Buyer is exercising an option to purchase
p <input type="checkbox"/> Trade of property (simultaneous)
q <input type="checkbox"/> Sale-leaseback
r <input type="checkbox"/> Other (specify): _____
s <input type="checkbox"/> Homestead exemptions on most recent tax bill:

1 General/Alternative	\$ _____
2 Senior Citizens	\$ _____
3 Senior Citizens Assessment Freeze	\$ _____

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 \$ <u>54,600.00</u>
12a Amount of personal property included in the purchase	12a \$ <u>54,600.00</u>
12b Was the value of a mobile home included on Line 12a?	12b Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ <u>54,600.00</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	14 \$ <u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15 \$ <u>0.00</u>
16 If this transfer is exempt, use an "X" to identify the provision.	16 <input checked="" type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ <u>54,600.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 <u>109.2</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ <u>0.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ <u>0.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ <u>0.00</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

Step 3: Write the legal description from the deed. Write, type (minimum 14-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.

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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.)

The Secretary of Housing and Urban Development

Seller's or trustee's name: 40 Marietta St
Street address (after sale):
Seller's trust number (if applicable - not an SSN or FEIN): Atlanta GA 3030
City: Atlanta State: GA ZIP: 3030
Seller's or agent's signature:
Seller's daytime phone:

Buyer Information (Please print.)

Joanna Marszalek

Buyer's or trustee's name: Joanna Marszalek
Street address (after sale): 1029 Des Plaines Ave, Unit D601
Buyer's trust number (if applicable - not an SSN or FEIN): Forest Park, IL 60130
City: Forest Park State: IL ZIP: 60130
Buyer's or agent's signature:
Buyer's daytime phone:

Mail tax bill to:

Name or company: Joanna Marszalek Street address: 1029 Des Plaines Ave., Unit D601 Forest Park IL 60130
City: Forest Park State: IL ZIP: 60130

Preparer Information (Please print.)

Dynia & Valente, LLC

Preparer's and company's name: Dynia & Valente, LLC
Street address: 1820 W. Hubbard St., Ste 201
Preparer's file number (if applicable): Chicago, IL 60622
City: Chicago State: IL ZIP: 60622
Preparer's signature:
Preparer's daytime phone: (773) 427-1905
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? Yes No
5 Comments

Illinois Department of Revenue Use Tab number

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Property Index Number: 15-13-300-026-1089

Property Address:
1029 Des Plaines Ave, Unit D601
Forest Park, IL 60130

Property of Cook County Clerk's Office

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COOK COUNTY

REVENUE STAMPS

REAL ESTATE TRANSFER DECLARATION

The following is required by the Cook County Real Property Tax Ordinance effective September 1, 1993. Any transferor or transferee who fails to file with the Recorder a real property transfer declaration as required by Section 7 of this ordinance, or a supplemental transfer declaration as required by Section 10 of this ordinance or willfully falsifies the value of transferred real estate, shall be subject to a penalty equal to the amount of the applicable tax; and shall be fined an amount not to exceed \$1000.00 or imprisoned for a period not to exceed six months, or both.

Except as to Exempt Transactions, the Recorder is prohibited by law from accepting any deed, assignment or other instrument of transfer for recordation unless it is accompanied by a declaration containing all of the information requested therein.

Date
Doc. No.
For Recorder's Use Only

PROPERTY IDENTIFICATION:

Address of Property **1029 Des Plaines Ave, Unit D601** **Forest Park** **60130**
 Street or Rural Route City Zip Code

Permanent Real Estate Index No. 15-13-300-026-1081 Township Proviso

Date of Deed 07/10/2015 Type of Deed Special Warranty

TYPE OF PROPERTY:

- | | |
|--|---|
| <input type="checkbox"/> Single Family | <input type="checkbox"/> Commercial |
| <input checked="" type="checkbox"/> Condo, co-op | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> 4 or more units (residential) | <input type="checkbox"/> Vacant Land |
| <input type="checkbox"/> Mixed used (comer. & resid.) | <input type="checkbox"/> Other (attach description) |

INTEREST TRANSFERRED:

- | | |
|--|---|
| <input type="checkbox"/> Fee title | <input type="checkbox"/> Controlling Interest in real state entity (ord. Sec. 2C) |
| <input type="checkbox"/> Beneficial interest in a land trust | <input type="checkbox"/> Other (attach description) |
| <input type="checkbox"/> Lessee interest in a ground | |

LEGAL DESCRIPTION:

Sec. _____ Twp. _____ Range _____
 (Use additional sheet, if necessary)

SEE ATTACHED LEGAL

Full actual consideration	\$54,600.00
Less amount of personal property included in purchase	\$ 0.00
Net consideration for real estate	\$54,600.00
Less amount of mortgage to which property remains subject	\$ 0.00
Net taxable consideration	\$54,600.00
Amount of tax stamps (\$.25 per \$500 or part thereof)	13.65 Exempt

COMPUTATION OF TAX:

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

Dept of Housing **1029 Des Plaines Ave, Unit D601** **Forest Park** **60130**
 Name and Address of Seller (Please Print) Street or Rural Route City Zip Code

Signature: _____
 Seller or Agent

Joanna Marszalek **1029 Des Plaines Ave, Unit D601** **Forest Park** **60130**
 Name and Address of Buyer (Please Print) Street or Rural Route City Zip Code

Signature: _____
 Buyer or Agent

Use space below for tax mailing address, if different from above.

Name _____ Street or Rural Route _____ City _____ Zip Code _____

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Forest Park, IL 60130**

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