

UNOFFICIAL COPY

MAIL TAX BILL TO:

Doc#: 1616715013 Fee: \$64.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/15/2016 10:16 AM Pg: 1 of 9

OSCAR FRAGOSO & ALMA NORMA SANDOVAL
316 Ridgewood Rd
Elk Grove Village, IL 60007

Dec ID 20160501611587
ST/CO Stamp 1-604-928-832 ST Tax \$240.00 CO Tax \$120.00

MAIL RECORDED DEED TO:

ARTURO P GONZALEZ
920 DAVIS Rd, Ste 100
Elgin, IL 60123
16 ST 0297324
(CT) 1 of 2

WARRANTY DEED

Illinois Statutory

THE GRANTOR(s), Isabel Lopez, a single person, of the City/Town/Village of Elk Grove Village, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(s) AND WARRANT(s) to

Oscar Fragoso and Alma Norma Sandoval, _____, of _____, in the City/Town/Village of Mount Prospect, Cook County, State of Illinois, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot 688 in Elk Grove Village in Section 1 South, a subdivision in the North 1/2 of Section 28, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

To have and to hold said interest: *(strike inapplicable forms of ownership)*

- a.) ~~INDIVIDUALLY~~
- b.) ~~As TENANTS IN COMMON~~
- c.) ~~Not in tenancy in common but in JOINT TENANCY~~
- d.) Not in tenancy in common, not in joint tenancy, but as TENANTS BY THE ENTIRETY

Permanent Index Number: 08-28-210-027-0000
Property Address: 316 Ridgewood Road, Elk Grove Village, IL 60007

Subject to: The general taxes not due and payable, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 30th day of May, 2016.

Isabel Lopez

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STATE OF ILLINOIS)
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Isabel Lopez, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

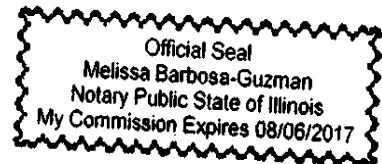
Given under my hand and notarial seal,

this 30 day of May 2016.

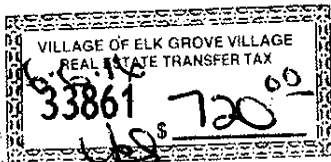


Notary Public

Exempt under the provisions of paragraph _____.



PREPARED BY:
Attorney Melissa Barbosa-Guzmán
217 N. McLean Blvd Suite 1-A
Elgin IL 60123



Property of Cook County Clerk's Office

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Declaration ID: 20160501611587



Status: Closing Completed
 Document No.: Not Recorded

State/County Stamp: 1-604-928-832



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 316 RIDGEWOOD RD

Street address of property (or 911 address, if available)

ELK GROVE VILLAGE 60007-1752

City or village ZIP

Elk Grove

Township

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

3 Enter the primary parcel identifying number and lot size or acreage

08-28-210-027-0000	74x112	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/30/2016
 Date

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 |
| 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: <u>0</u> | |
| e <input type="checkbox"/> Apartment building (over 6 units) No. of units: <u>0</u> | |
| 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 enter the date of the change. Date of significant change: _____
 Date
 Demolition/damage Additions Major remodeling
 New construction Other (specify):

- 10 Identify only the items that apply to this sale.
- 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	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

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>240,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>

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12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13	240,000.00		
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, 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	240,000.00		
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	480.00		
19 Illinois tax stamps -- multiply Line 18 by 0.50.	19	240.00		
20 County tax stamps -- multiply Line 18 by 0.25.	20	120.00		
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21	360.00		

Step 3: Enter the legal description from the deed.

Enter the legal description from the deed.
 LOT 688 IN ELK GROVE VILLAGE IN SECTION 1 SOUTH, A SUBDIVISION IN THE NORTH 1/2 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

ISABEL LOPEZ

Seller's or trustee's name	Seller's trust number (if applicable - not an SSN or FEIN)		
213 N MARCELLA RD	MOUNT PROSPECT	IL	60056-2612
Street address (after sale)	City	State	ZIP
847-427-8717	USA		
Seller's daytime phone	Country		

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

OSCAR FRAGOSO

Buyer's or trustee's name	Buyer's trust number (if applicable - not an SSN or FEIN)		
316 RIDGEWOOD RD	ELK GROVE VILLAGE	IL	60007-1752
Street address (after sale)	City	State	ZIP
847-305-8050	USA		
Buyer's daytime phone	Country		

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

OSCAR FRAGOSO	316 RIDGEWOOD RD	ELK GROVE VILLAGE	IL	60007-1752
Name or company	Street address	City	State	ZIP
		USA		
		Country		

Preparer Information

 MELISSA BARBOSA-GUZMAN - LAW OFFICE OF MELISSA
 BARBOSA-GUZMAN

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Declaration ID: 20160501611587



Status: Closing Completed
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Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
217 N MCLEAN BLVD STE 1A	ELGIN	IL 60123-3270
Street address	City	State ZIP
mbg_law@yahoo.com	224-856-5002	USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

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	
<p>1 _____ County Township Class Cook-Minor Code 1 Code 2</p> <p>2 Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____ Buildings _____ Total _____</p>	<p>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? Yes No</p> <p>5 Comments _____</p>
Illinois Department of Revenue Use	Tab number

Property of Cook County Clerk's Office

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Document No.: Not Recorded

City Stamp:

COOK COUNTY**Real Estate Transfer Declaration****PROPERTY IDENTIFICATION:**

Address of Property 316 RIDGEWOOD RD ELK GROVE VILLAGE 60007-1752
 Street or Rural Route City ZIP

Permanent Real Estate Index No. 08-28-210-027-0000 Township Elk Grove

Date of Deed 5/30/2016 Type of Deed Warranty Deed

TYPE OF PROPERTY:

- Single Family Commercial
 Condo, co-op Industrial
 4 or more units (residential) Vacant Land
 Mixed use (commer. & resid.) Other (select description)

INTEREST TRANSFERRED:

- Fee title Controlling interest in real estate entity (ord. Sec. 2)
 Beneficial interest in a land trust
 Lessee interest in a ground lease Other (select description)

LEGAL DESCRIPTION:

Sec. 28 Twp. Elk Grove Range 11

LOT 688 IN ELK GROVE VILLAGE IN SECTION 1 SOUTH, A SUBDIVISION IN THE NORTH ½ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMPUTATION OF TAX:

Full actual consideration	240,000.00
Less amount of personal property included in purchase	0.00
Net consideration for real estate	240,000.00
Less amount of mortgage to which property remains subject	0.00
Net taxable consideration	240,000.00
Amount of tax stamps (\$.25 per \$500 or part thereof)	120.00

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

ISABEL LOPEZ 213 N MARCELLA RD MOUNT PROSPECT 60056-2612
 Name and Address of Seller Street or Rural Route City ZIP Code

OSCAR FRAGOSO 316 RIDGEWOOD RD ELK GROVE VILLAGE 60007-1752
 Name and Address of Buyer Street or Rural Route City ZIP Code

Buyer has a different mailing address for tax documents.

OSCAR FRAGOSO 316 RIDGEWOOD RD ELK GROVE VILLAGE IL 60007-1752
 Name or company Street address City State ZIP Code

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City Stamp:

Exempt Transfers**(Select the Appropriate Exemption)**

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- Transfer is not exempt.
- A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;
- FEIN of entity holding IRS Tax Exempt Status _____
- Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.
- C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;
- Provide bankruptcy court docket number: _____
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filling the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

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Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
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Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ALMA NORMA SANDOVAL	316 RIDGEWOOD RD	ELK GROVE VILLAGE	IL	600071752		USA

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 16ST02972EL

For APN/Parcel ID(s): 08-28-210-027-0000

Lot 688 in Elk Grove Village in Section 1 South, a Subdivision in the North 1/2 of Section 28, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office