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UNOFFICIAL COPY

18011736V 2/2KSCRM



1829506246

CORRECTIVE RECORDING AFFIDAVIT

THIS FORM IS PROVIDED COMPLIMENTS OF
KAREN A. YARBROUGH, COOK COUNTY
RECORDER OF DEEDS, AS A COURTESY FORM
WHICH MAY BE USED TO DETAIL A DESIRED
CORRECTION TO A PREVIOUSLY RECORDED
DOCUMENT. CUSTOMER'S MAY USE THEIR OWN
AFFIDAVIT AS WELL, BUT IT MUST INCLUDE ALL
OF THE BELOW REQUIRED INFORMATION. THIS
FORM DOES NOT CONSTITUTE LEGAL ADVICE.

Doc# 1829506246 Fee \$56.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/22/2018 04:09 PM PG: 1 OF 10

PREPARER: Kamleen Scalo

THE COOK COUNTY RECORDER OF DEEDS (CCRD) NO LONGER ACCEPTS RE RECORDINGS, BUT INSTEAD OFFERS CORRECTIVE RECORDINGS. DOCUMENTS ATTEMPTING TO UPDATE A PREVIOUSLY RECORDED DOCUMENT MUST INCLUDE THE FOLLOWING INFORMATION, PLUS A CERTIFIED COPY OR THE ORIGINAL.

I, Kamleen Scalo THE AFFIANT, do hereby swear or affirm, that the attached document with the document number: 1820449115, which was recorded on: 7/23/18 by the Cook County Recorder of Deeds, in the State of Illinois, contained the following ERROR, which this affidavit seeks to correct:

DETAILED EXPLANATION (INCLUDING PAGE NUMBER(S), LOCATION, PARAGRAPH, ETC.) OF ERROR AND WHAT THE CORRECTION IS. USE ADDITIONAL SHEET IF MORE SPACE NEEDED FOR EXPLANATION OR SIGNATURES:

this deed was recorded in error twice. This deed was e-recorded w/ the wrong docs. Showing it was

Furthermore, I, Kamleen Scalo THE AFFIANT, do hereby swear or affirm, that this submission includes ^{recorder} a CERTIFIED COPY OR THE ORIGINAL DOCUMENT, and this Corrective Recording Affidavit is being submitted ^{twice} to correct the aforementioned error. Finally, this correction was approved and/or agreed to by the original GRANTOR(S) ^{x please see} and GRANTEE(S), as evidenced by their notarized signature's below (or on a separate page for multiple signatures). ^{Exhibit B}

Weekly Homes
PRINT GRANTOR NAME ABOVE

[Signature]
GRANTOR SIGNATURE ABOVE

10/1/18
DATE AFFIDAVIT EXECUTED

James Karantzis
PRINT GRANTEE NAME ABOVE

[Signature]
GRANTEE SIGNATURE

X 10/5/18
DATE AFFIDAVIT EXECUTED

Ellen Karantzis
GRANTOR/GRANTEE 2 ABOVE

[Signature]
GRANTOR/GRANTEE 2 SIGNATURE

10/5/18
DATE AFFIDAVIT EXECUTED

X Kamleen Scalo
PRINT AFFIANT NAME ABOVE

[Signature]
AFFIANT SIGNATURE ABOVE

10/5/18
DATE AFFIDAVIT EXECUTED

NOTARY SECTION TO BE COMPLETED AND FILLED OUT BY WITNESSING NOTARY

STATE: IL

COUNTY: COOK

SS

CCRD REVIEWER: [Signature]

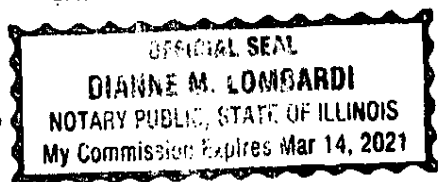
Subscribed and sworn to me this 17 day of September 2018

[Signature]
PRINT NOTARY NAME ABOVE

Kamleen Scalo
NOTARY SIGNATURE ABOVE

9-17-18
DATE AFFIDAVIT NOTARIZED

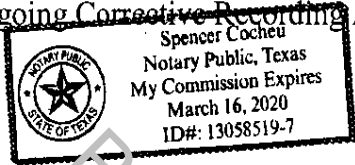
SUBSCRIBED AND SWORN TO ME THIS 8th DAY OF OCTOBER 2018



UNOFFICIAL COPY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Sworn to and subscribed before me on the 1st day of October, 2018, by John Burchfield, General Counsel and Corporate Secretary of Weekley Homes, LLC, Grantor on the foregoing ~~Corrective Recording~~ Affidavit, on behalf of same.



(Notary Seal)



Notary's Signature

Date: 10/1/18

Property of Cook County Clerk's Office

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 18011173GV

For APN/Parcel ID(s): 04-32-209-017-0000

LOT 17 IN THE FINAL PLAT OF THE ENCLAVE AT THE GROVE, BEING A SUBDIVISION OF PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2015 AS DOCUMENT NO. 1526829071 IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

Exhibit B UNOFFICIAL COPY

DEED IN TRUST

Doc#: 1820449115 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2018 10:49 AM Pg: 1 of 1

Dec ID 20180601611594
ST/CO Stamp 0-380-962-592 ST Tax \$470.00 CO Tax \$235.00

(Space Above This Line for Recording Data)

182011736V
111230312
②

THE GRANTOR, WEEKLEY HOMES LLC, a Delaware limited liability company, of 1930 Thoreau Drive, Suite 160, Schaumburg, Illinois 60193, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto James Karantzis & Ellen Karantzis as Co Trustees of the James Karantzis Revocable Trust Agreement under the provisions of a certain Trust agreement dated July 27, 2006, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

1086 Ironwood, Glenview, Illinois 60025

LOT 17 IN THE FINAL PLAT OF THE ENCLAVE AT THE GROVE, BEING A SUBDIVISION OF PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2015 AS DOCUMENT 1526829071 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No.: 04-32-209-017-0000
Address of Property: 1086 Ironwood Court, Glenview, IL 60025

Together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution of otherwise.
IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this

DATED this 18th day of July, 2018.

WEEKLEY HOMES LLC

By

Richard F. Bridges, Sales Manager

STATE OF ILLINOIS)

COUNTY OF COOK)

ss.

I, Pamela L. Moros, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard F. Bridges, Sales Manager of WEEKLEY HOMES LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of July, 2018.

Pamela L. Moros, Notary Public

My Commission Expires: 02/08/2020



This Instrument Prepared by:
Pamela L. Moros
1930 Thoreau Drive N., Suite 160
Schaumburg, IL. 60173

Send Subsequent Tax Bills to:
James Karantzis Trust
1086 Ironwood Court
Glenview, IL. 60025

After recording mail to:
James Karantzis Trust
1086 Ironwood Court
Glenview, IL 60025

UNOFFICIAL COPY

Declaration ID: 20180601611594



Status: Assessor Review
Document No.: 1820449115

State/County Stamp: 0-380-962-592



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 3916 PROCTOR CIR
Street address of property (or 911 address, if available)
ARLINGTON HEIGHTS 60004-1346
City or village ZIP
Wheeling
Township

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

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

03-06-214-004-0000 1200 Sq. Feet No
Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 7/16/2018
Date

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

6 [X] Yes No Will the property be the buyer's principal residence?

7 [X] 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 Land/lot only
b [X] [X] Residence (single-family, condominium, townhome, or duplex)
c Mobile home residence
d Apartment building (6 units or less) No. of units: 0
e Apartment building (over 6 units) No. of units: 0
f Office
g Retail establishment
h Commercial building (specify):
i Industrial building
j Farm
k 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:
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 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 11 470,000.00
12a Amount of personal property included in the purchase 12a 0.00

UNOFFICIAL COPY

Declaration ID: 20180601611594

MyDecStatus: Assessor Review
Document No.: 1820449115

State/County Stamp: 0-380-962-592

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	470,000.00		
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	470,000.00		
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	940.00		
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	470.00		
20 County tax stamps — multiply Line 18 by 0.25.	20	235.00		
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21	705.00		

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

LOT 41 IN TERRAMERE OF ARLINGTON HEIGHTS UNIT 9, BEING A SUBDIVISION IN THE NORTH 1/2 OF FRACTIONAL SECTION 6, TOWNSHIP 42 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

SAMUEL C. SCHWARTZ

Seller's or trustee's name	Seller's trust number (if applicable - not an SSN or FEIN)		
3916 N PROCTOR CIR	ARLINGTON HEIGHTS	IL	60004-1346
Street address (after sale)	City	State	ZIP
847-843-9390	USA		
Seller'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.

Buyer Information

HUZAIFA KHURSHID

Buyer's or trustee's name	Buyer's trust number (if applicable - not an SSN or FEIN)		
1412 S CYPRESS DR	MOUNT PROSPECT	IL	60056-5006
Street address (after sale)	City	State	ZIP
000-000-0000	USA		
Buyer'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.

Mail tax bill to:

HUZAIFA KHURSHID	3916 N PROCTOR CIR	ARLINGTON HEIGHTS	IL	60004-1346
Name or company	Street address	City	State	ZIP
		USA		
		Country		

Preparer Information

ASHLEY FERRER - LEVIT & LIPSHUTZ

18sa4746994na

UNOFFICIAL COPY

Declaration ID: 20180601611594



Status: Assessor Review
 Document No.: 1820449115

State/County Stamp: 0-380-962-592

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
1120 W BELMONT AVE	CHICAGO	IL	60657-3313
Street address	City	State	ZIP
ashley@levitlipshutz.com	773-975-0030	12	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

UNOFFICIAL COPY**MyDec**

Declaration ID: 20180601611594

Status: Assessor Review

State/County Stamp: 0-380-962-592

Document No.: 1820449115

City Stamp:

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

Address of Property 3916 PROCTOR CIR ARLINGTON HEIGHTS 60004-1346
 Street or Rural Route City ZIP

Permanent Real Estate Index No. 03-06-214-004-0000 Township Wheeling

Date of Deed 7/16/2015 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. 06 Twp. Wheeling Range 11

LOT 41 IN TERRAMERE OF ARLINGTON HEIGHTS UNIT 9,
 BEING A SUBDIVISION IN THE NORTH 1/2 OF FRACTIONAL
 SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE
 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMPUTATION OF TAX:

Full actual consideration	470,000.00
Less amount of personal property included in purchase	0.00
Net consideration for real estate	470,000.00
Less amount of mortgage to which property remains subject	0.00
Net taxable consideration	470,000.00
Amount of tax stamps (\$.25 per \$500 or part thereof)	235.00

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

SAMUEL C. SCHWARTZ 3916 N PROCTOR CIR ARLINGTON HEIGHTS 60004-1346
 Name and Address of Seller Street or Rural Route City ZIP Code

HUZAIFA KHURSHID 1412 S CYPRESS DR MOUNT PROSPECT 60056-5006
 Name and Address of Buyer Street or Rural Route City ZIP Code

Buyer has a different mailing address for tax documents.

HUZAIFA KHURSHID 3916 N PROCTOR CIR ARLINGTON HEIGHTS IL 60004-1346
 Name or company Street address City State ZIP Code

UNOFFICIAL COPY**MyDec**

Declaration ID: 20180601611594

Status: Assessor Review

State/County Stamp: 0-380-962-592

Document No.: 1820449115

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.

UNOFFICIAL COPY**MyDec**

Declaration ID: 20180601611594

Status: Assessor Review

State/County Stamp: 0-380-962-592

Documnet No.: 1820449115

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
SHARON I. SCHWARTZ	3916 PROCTOR CIRCLE	ARLINGTON HEIGHTS	IL	600040000	8478439389	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
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Property of Cook County Clerk's Office