



# PTAX-203-NR

## Illinois Real Estate Transfer Tax Payment Document (non recorded transfers)

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Do not write in this area. This space is reserved for the County Recorder's Office.

County:



Date:

\*2326915012\*

Doc. No.:

Doc# 2326915012 Fee \$85.00

Vol.:

RHSP FEE:\$18.00 RPRF FEE: \$1.00

Page:

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/26/2023 12:26 PM PG: 1 OF 5

Received by:

This document is recorded for the purpose of affixing Real Estate Transfer Tax stamps that were purchased for the following transferring document under provisions of Public Act 93-1099.

### Property information

5050 S EAST END AVE, UNIT 9C  
Street address of property (or 911 address, if available)  
Chicago IL 60615  
City or village ZIP Township

Parcel identifying number 20-12-106-005-0000

Legal description See attached.

Date of transferring document: 09 / 20 / 2023  
Month Year

Type of transferring document: Assignment of Stock and Proprietary Lease

Signature

Seller, Buyer, Agent, or Preparer

9/21/2023  
Date

Preparer Information (Please print.)

Nicole Soltanzadeh, The Law Office of Nicole M. Soltanzadeh

Preparer's and company's name  
20 North Clark Street, STE 3300

Street address

Preparer's file number (if applicable)  
Chicago IL 60602

City State ZIP

Preparer's signature

nicole@soltanzadehlaw.com

Preparer's e-mail address (if available)

773-917-4466

Preparer's daytime phone

### Transfer Tax

Net consideration subject to transfer tax \$ 188,000  
Illinois Tax \$ 188  
County Tax \$ 94  
Total amount of transfer tax due

### Affix Revenue stamps here

If stamps are not affixed, please state the exemption provision under 35 ILCS 200/31-45 (see Page 2).

CT# 2365885 2085 LP @ LAM

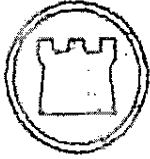
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## PTAX-203-NR

**The following transactions are exempt from the transfer tax under 35 ILCS 200/31-45.**

- (a) Deeds representing real estate transfers made before January 1, 1968, but recorded after that date and trust documents executed before January 1, 1986, but recorded after that date.
- (b) Deeds to or trust documents relating to (1) property acquired by any governmental body or from any governmental body, (2) property or interests transferred between governmental bodies, or (3) property acquired by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes. However, deeds or trust documents, other than those in which the Administrator of Veterans' Affairs of the United States is the grantee pursuant to a foreclosure proceeding, shall not be exempt from filing the declaration.
- (c) Deeds or trust documents that secure debt or other obligation.
- (d) Deeds or trust documents that, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded.
- (e) Deeds or trust documents where the actual consideration is less than \$100.
- (f) Tax deeds.
- (g) Deeds or trust documents that release property that is security for a debt or other obligation.
- (h) Deeds of partition.
- (i) Deeds or trust documents made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations under plans of reorganization under the Federal Internal Revenue Code (26 USC 368) or Title 11 of the Federal Bankruptcy Act.
- (j) Deeds or trust documents made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- (k) Deeds when there is an actual exchange of real estate and trust documents when there is an actual exchange of beneficial interests, except that that money difference or money's worth paid from one to the other is not exempt from the tax. These deeds or trust documents, however, shall not be exempt from filing the declaration.
- (l) Deeds issued to a holder of a mortgage, as defined in Section 15-103 (now Section 15-1207) of the Code of Civil Procedure, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.
- (m) A deed or trust document related to the purchase of a principal residence by a participant in the program authorized by the Home Ownership Made Easy Act, except that those deeds and trust documents shall not be exempt from filing the declaration.

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CHICAGO TITLE  
COMPANY

## EXHIBIT "A"

Order No.: 23GSA853085LP

For APN/Parcel ID(s): 20-12-106-005-0000

THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHIPPEWA APARTMENTS ASSOCIATION AS LESSOR, AND YVONNE MC KINNEY, AS LESSEE, DATED SEPTEMBER 15, 2023, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING SEPTEMBER 15, 2023 AND ENDING DECEMBER 31, 2131.

APARTMENT 9C OF 5050 S. EAST END AVE., WHICH IS LOCATED ON THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTHEAST 1/4 OF BLOCK 4 IN CHICAGO BEACH ADDITION BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Proposed Cook County Clerk's Office

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Property of Cook County Clerk's Office




<b>CHICAGO:</b>	1,410.00
<b>CTA:</b>	564.00
<b>TOTAL:</b>	1,974.00 *

20-12-106-005-0000 | 20230901628159 | 1-761-969-104

Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

20-12-106-005-0000			COUNTY:	94.00
			ILLINOIS:	188.00
			TOTAL:	282.00
			20230901628159	1-493-533-648