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PTAX-203-NR

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

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

1451 Sheldon Drive
Street address of property (or 911 address, if available)
Elain 60120 Hamovr
City or Village ZIP Township

This space is for:



2334710004

Doc# 2334710004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/13/2023 10:23 AM PG: 1 OF 4

Parcel identifying number 06-20-300-020

Legal description sec attached

Date of transferring document: 11/2023
Month Year

Type of transferring document: Contribution Agreement

Signature

Seller, Buyer, Agent, or Preparer

Date

11/29/2023

Preparer Information (Please print.)

Courtney Kenzinger, Stannell Properties

Preparer's and company's name

3801 River Crossing Blvd, Suite 300
Street address

Preparer's file number (if applicable)

Indianapolis

IN 46240

City

State

ZIP

317-474-5841

Preparer's daytime phone

Preparer's signature

Courtney K Stannell Properties - LLC

Preparer's e-mail address (if available)

Transfer Tax

Net consideration subject to transfer tax

Illinois Tax

County Tax

Total amount of transfer tax due

\$ 3,615.15

\$ 3,615.00

\$ 1,808.00

\$ 5,423.00

Affix Revenue stamps here

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

REAL ESTATE TRANSFER TAX

13-Dec-2023



COUNTY: 1,807.75

ILLINOIS: 3,615.50

TOTAL: 5,423.25

06-20-300-020-0000

| 20231201690044 | 1-419-452-464

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-492-4443

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EXHIBIT A

Property Description

THAT PART OF THE LAND FALLING WITHIN THAT PART OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE CENTER LINE OF U.S. ROUTE 20 WHERE THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20 INTERSECTS SAID CENTER LINE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 52.40 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS (NOW THE COMMONWEALTH EDISON COMPANY) BY DOCUMENT 9542306; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 114.22 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE 76.81 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT 17993033; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 41.55 FEET TO A LINE 40.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL WITH THE EASTERLY LINE OF LANDS CONVEYED BY DOCUMENT 9542306; THENCE NORTH 02 DEGREES, 44 MINUTES, 50 SECONDS EAST, ALONG SAID EASTERLY LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SHALES PARKWAY, 411.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES, 44 MINUTES, 50 SECONDS EAST, CONTINUING ALONG SAID EASTERLY LINE, 1314.98 FEET TO THE SOUTHERLY LINE OF LOT "C" IN SECTION 20, ACCORDING TO THE PLAT FILED WITH THE COMMISSIONER'S REPORT IN PARTITION OF CASE NO. 19700 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE SOUTH 84 DEGREES, 42 MINUTES, 55 SECONDS EAST, ALONG SAID SOUTH LINE OF LOT "C", 1563.43 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD; THENCE SOUTH 07 DEGREES, 06 MINUTES, 36 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 954.48 FEET; THENCE NORTH 82 DEGREES, 54 MINUTES, 11 SECONDS WEST, 924.90 FEET; THENCE SOUTH 07 DEGREES, 03 MINUTES, 00 SECONDS WEST, 18.47 FEET; THENCE NORTH 82 DEGREES, 54 MINUTES, 11 SECONDS WEST, 67.88 FEET; THENCE SOUTH 07 DEGREES, 05 MINUTES, 48 SECONDS WEST; 300.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF CIRCLE, BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 173.24 FEET AN ARC DISTANCE OF 106.34 FEET TO A POINT OF TANGENCY; THENCE SOUTH 42 DEGREES, 16 MINUTES, 04 SECONDS WEST, 129.35 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG AN ARC OF CIRCLE, BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 113.90 FEET (THE CHORD OF WHICH BEARS SOUTH 85 DEGREES, 45 MINUTES, 55 SECONDS WEST, 103.26 FEET) TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CIRCLE, BEING CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 341.56 FEET, AN ARC DISTANCE OF 26.85 FEET (THE CHORD WHICH BEARS NORTH 53 DEGREES, 02 MINUTES, 31 SECONDS WEST, 26.84 FEET) TO A POINT OF TANGENCY; THENCE NORTH 55 DEGREES, 17 MINUTES, 38 SECONDS WEST, 270.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT THAT PART OF THE LAND DEDICATED BY PLAT OF DEDICATION RECORDED AS DOC #2205615006.

THE LAND IS ALSO DESCRIBED AS:

PARCEL 1:

THAT PART OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL

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MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF MUSKIE LANE AS DEDICATED PER DOCUMENT NO. 2205615006; THENCE NORTH 04 DEGREES 23 MINUTES 43 SECONDS WEST ALONG THE EAST RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY PER DOCUMENT NO 18774775, FOR A DISTANCE OF 907.37 FEET TO THE SOUTH LINE OF SHELDON DRIVE PER DOCUMENT NO. 22922298; THENCE NORTH 88 DEGREES 12 MINUTES 48 SECONDS EAST ALONG SAID SOUTH LINE AND EASTERLY EXTENSION THEREOF, 1563.65 FEET TO THE WEST RIGHT OF WAY LINE OF ELGIN, JOLIET & EASTERN RAILWAY; THENCE SOUTH 00 DEGREES 01 MINUTES 39 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, 952.13 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 07 SECONDS WEST, 925.29 FEET TO THE NORTHEAST CORNER OF SAID MUSKIE LANE; THENCE SOUTH 89 DEGREES 56 MINUTES 25 SECONDS WEST, ALONG THE NORTH LINE OF SAID MUSKIE LANE, 568.48 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF MUSKIE LANE AS DEDICATED PER DOCUMENT NO. 2205615006; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID MUSKIE LANE, 496.06 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 27 SECONDS EAST, 258.45 FEET; THENCE SOUTHWESTERLY 104.68 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 173.24 FEET, THE CHORD OF SAID ARC HAS A DISTANCE OF 104.68 FEET AND BEARING OF SOUTH 17 DEGREES 31 MINUTES 55 SECONDS WEST; THENCE SOUTH 35 DEGREES 08 MINUTES 37 SECONDS WEST, 129.35 FEET; THENCE SOUTHWESTERLY 94.08 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 75.00 FEET, THE CHORD OF SAID ARC HAS A DISTANCE OF 88.03 FEET AND BEARING OF SOUTH 71 DEGREES 37 MINUTES 37 SECONDS WEST; THENCE NORTHWESTERLY 59.32 FEET ALONG A CURVE TO THE SOUTHWEST HAVING A RADIUS OF 341.65 FEET, THE CHORD OF SAID ARC HAS A DISTANCE OF 59.24 FEET AND BEARING OF NORTH 59 DEGREES 31 MINUTES 17 SECONDS WEST; THENCE NORTH 64 DEGREES 30 MINUTES 22 SECONDS WEST, 253.32 FEET TO THE EAST RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY PER DOCUMENT NO. 18774775; THENCE NORTH 04 DEGREES 23 MINUTES 43 SECONDS WEST ALONG SAID EAST LINE, 353.24 FEET TO THE POINT OF BEGINNING

For Information:

Property Address: 1451 Sheldon Drive

Elgin, IL 60120

Parcel ID No.: 06-20-300-020

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CITY OF ELGIN REAL ESTATE TRANSFER STAMP APPLICATION FORM

12-13-23
Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # _____

Date Recorded: _____



CHECK APPROPRIATE BOX(ES)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single Family Resident | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Condo, Co-op, or Town Home | <input checked="" type="checkbox"/> Industrial |
| <input type="checkbox"/> 2-3 Unit (Residential) | <input type="checkbox"/> Vacant Land |
| <input type="checkbox"/> 4 or More Unit (Residential) | <input type="checkbox"/> Other (Attach Description) |

INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to Transferstamp@cityofelgin.org

For additional information, please call 311 (in Elgin) or 847-531-5201 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 1451 SHELDON DR Street Zip Code _____

Permanent Property Index No.: 06-20-300-010

Date of Deed 11-30-23 Type of Deed: WARRANTY GENERAL INT

We hereby declare the above facts contained in this declaration to be true and correct.

GRANTOR

SCANNELL SPARROW DEV. Name Address, City, State, Zip 8801 REVERA CROSSING
[Signature] Signature ELGIN, ILLINOIS 60120
Date Signed 11-30-23

GRANTEE

MANUEL E. AND ROSA A. ABRAHAM Name Address, City, State, Zip 865 So Figueroa
[Signature] Signature LOS ANGELES, CA
Date of Signature 11-30-23