

UNOFFICIAL COPY

WARRANTY DEED

24746607

Joint Tenancy Illinois Statutory

DEC 1 PM 3 29

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTORS Najdan Miladinovic and Gorica Miladinovic, his wife

of the City of Chicago County of Cook State of Illinois

for and in consideration of Ten DOLLARS.

and other good and valuable consideration to them in hand paid,

CONVEY and WARRANT to Raymond Hernandez and Maria Hernandez,

his wife; and Tomas Martinez, a Bachelor

of the City of Chicago County of Cook State of Illinois

in Joint Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the

County of Cook in the State of Illinois, to wit:

The South $\frac{1}{2}$ of Lot 7 and the North 5 feet of Lot 8 in Block 14 in Fredrick H. Bartlett's Garfield Ridge, being a Subdivision of all that part of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of Section 17, Township 38 North, Range 13 East of the 3rd Principal Meridian, lying North of Indiana Harbor Belt Railroad (except the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Sec. 17) in Cook County, Illinois.

PHI # 12325 0#1 2/2

10.00

Address of Grantee: 5840 S. Mulligan Avenue Chicago, Illinois

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. Subject to general real estate taxes for 1978 and subsequent years.

DATED this 14th day of October 19 78

PLEASE PRINT OR TYPE NAMES OF BELOW SIGNATURES

Najdan Miladinovic (Seal) Gorica Miladinovic (Seal)



State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Najdan Miladinovic and Gorica Miladinovic, his wife

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.

Witness my hand and official seal, this 14th day of October 1978

Commission expires Dec. 15, 19 78 Siva Martin NOTARY PUBLIC

MAIL TO: Richard Szarmack (Name) 5251 W. 95th Street (Address) Oak Lawn, Il. 60453 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO 15

ADDRESS OF PROPERTY: 5840 S. Mulligan Avenue

Chicago, Illinois (City, State and Zip) (The above address is for mailing purposes only and is not a part of this deed.) SEND SUBORDINATE TAX BILLS TO Raymond Hernandez (Name)

5840 S. Mulligan Avenue (Address) Chicago, Illinois 60638

STATE OF ILLINOIS DEPARTMENT OF REVENUE TAX STAMPS HERE TO BE AFFIXED TO THIS INSTRUMENT BEFORE RECORDATION
CITY OF CHICAGO REAL ESTATE TRANSACTION TAX
9 8 10.00
7 0.00
9 5.00
THIS INSTRUMENT WAS PREPARED BY NITIA MARTIN ATTORNEY AT LAW 609 N. CENTRAL AVE. CHICAGO, ILL. 60610
DOCUMENT NUMBER 24746607

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RECEIVED IN BAD CONDITION

ILLINOIS DEPARTMENT OF LOCAL GOVERNMENT AFFAIRS
Office of Financial Affairs

REAL ESTATE TRANSFER DECLARATION
Except as to Exempt transactions, you are prohibited by law from accepting any deed for recordation unless it is accompanied by a declaration containing all of the information requested therein.

THE FOLLOWING INFORMATION IS REQUIRED BY THE REAL ESTATE TRANSFER TAX ACT AND IS TO BE FILLED OUT BY THE SELLERS AND BUYERS OR THEIR AGENTS.

LEGAL DESCRIPTION: Sec. 17 Twp. 38 Range 13
(Use additional sheet, if necessary)

This is a conveyance of land and improvements thereon, to wit: a portion of Lot 17 in Section 17, Township 38 North, Range 13 East of the 3rd Principal Meridian, being the portion of all that part of the Northwest 1/4 of Section 17, Township 38 North, Range 13 East of the 3rd Principal Meridian, being North of Indiana Harbor Belt Railroad (except the N.W. 1/4 of the N.E. 1/4 of the N.W. 1/4 of Section 17) in Cook County, Illinois.
Lot Size (Approximate) 35 X 125 or Acreage

County

Date

Doc. No.

Vol.

Page

Received By:
For Recorder's Use Only

Permanent Real Estate Index No. 19-17-124-035 Date of Deed Oct. 14, 1978 Type of Deed Warranty

Address of Property 5840 S. Mulligan Avenue
City or Village Chicago Street or Rural Route Lake
Township

The following questions must be answered:

- Yes No Is this transfer between relatives or related corporations?
Relationship _____
- Yes No Is this a compulsory transaction? (In lieu of Foreclosure, Court Order, Divorce, Condemnation, Probate, Etc.)
- Yes No Is this in fulfillment of an installment contract for deed?
- Yes No Does buyer hold title to adjacent properties?

This space is for relating any special facts or circumstances involving this transaction. (Use additional sheet, if necessary.)

- Check property usage—
- Residence
 - Vacant Land/Lot
 - Apartment (6 units or less, owner occupied)
 - Commercial Apartment (over 6 units)
 - Farm
 - Store, office, commercial building
 - Industrial
 - Other (Specify) _____

Full actual consideration	\$70,000.00
Less amount of personal property included in purchase	\$ -
Net consideration for real estate	\$70,000.00
Less amount of mortgage to which the transferred real estate remains subject	\$ -
Net taxable consideration to be covered by stamps	\$70,000.00
Amount of tax stamps (50¢ per \$500 or part thereof of taxable consideration.)	\$ 140.00

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

Najdan Miladinovic 5840 S. Mulligan Avenue Chicago, Il.
Name and Address of Seller (Please Print) Street or Rural Route City

Signature: Najdan Miladinovic
Seller or Agent

Raymond Hernandez 5840 S. Mulligan Ave. Chicago, Il.
Name and Address of Buyer (Please Print) Street or Rural Route City

Signature: Raymond Hernandez
Buyer or Agent

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

Name JAM Street or Rural Route _____

OFA203 (R-6/76)

22746607

COOK COUNTY CLERK'S OFFICE
OCT 14 1978
RECORDED

UNOFFICIAL COPY

Property of Cook County Clerks Office

ASSESSMENT INFORMATION ON SOLD PROPERTIES (To be completed by the Assessor, Board of Assessors, or Supervisor of Assessments)

INSTRUCTIONS:

1. Complete property description codes:
 - (a) Permanent Real Estate Index No.
 - (b) County, Township, and City:
 - (c) Class of Property: For Cook County, see Property Type Code Sheet.
For Downstate Counties: enter 51 if rural unimproved 71 if urban unimproved
61 if rural improved 81 if urban improved
 - (d) School Districts: Enter "U" for Unit, "C" for Community Consolidated, or "E" for Elementary in Block 1. Enter Number (Unit, C.C., or Elem.) in Block 2. Enter High School District No., if applicable, in Block 3.
 - (e) Date of Deed: Enter Month, and Year, from front side of declaration.
 - (f) Acreage: For Rural Property, enter number of acres for Urban Property, leave blank.

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2. Enter brief Legal Description of Property as it appears in Assessment Books:

3. Enter Property Description Codes in spaces indicated below:

PERMANENT REAL ESTATE INDEX NO.											
TWP.	SEC.	BLOCK	PARCEL	UNIT	ASSMT. QUAD.						
COUNTY, TOWNSHIP, PROPERTY CLASS, AND CITY:						SCHOOL DISTRICTS:					
County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Unit/CC/Elem. "U", "C", or "E"		Date / Month / Year					
Township	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Unit/CC/Elem. Dist. No.		Acreage (Round to Nearest Full Acre)					
Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. High School							
City	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								

ASSESSED VALUE DATA

4. Enter assessed value data: The values are to be those as finally adjusted by the Board of Review or Appeals for each of the years shown. Values for the "year of sale" will be left blank where changes by Board of Review or Appeals are not final. Where assessment is partial or split, designate with large "P" or "S" over total.

Year of Sale 19 _____			Prior Year 19 _____		
Book No.	Page	Line	Book No.	Page	Line
Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bldgs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I hereby certify that the information shown above relates to the property included in the declaration contained on the reverse side and that the assessed valuations are for the property included in the transfer. Dated this _____ day of _____, 19____

Supervisor of Assessments,
Assessor or Board of Assessors

FOR DEPARTMENT USE ONLY
Full Consideration

Completed Declaration to be mailed to Department of Local Government Affairs,
303 East Monroe Street, Springfield, Illinois 62706.

Tab Number: _____

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445 Form DR. 223 50M 11/75



CITY OF CHICAGO TRANSACTION TAX REAL PROPERTY TRANSFER

CHECK ONE
 DECLARATION
 EXEMPTION

RECORDER'S
OR REGISTRAR'S
DEED NO. _____

DATE RECORDED _____
(FOR RECORDER'S USE ONLY)

Instructions: The following declaration must be filled out completely, signed by at least one of the grantees (purchasers), signed by at least one of the grantors (sellers), and presented to the Chicago Department of Revenue at the time of purchase of real property transfer stamps as required by the Chicago Transaction Tax Ordinance.

The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.

Any transaction involving the transfer of real property located in the City of Chicago is presumed to have been consummated in the City of Chicago for purposes of enforcing this tax.

Note: The Chicago Transaction Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 200.1-2B6 and 200.1-4.

To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that the above referenced transaction and attached deed represent a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph (s) _____ of Section 200.1-2B6 of said ordinance as set forth on the reverse side of this form:

I hereby declare that the above referenced transaction and the attached deed represent a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph (s) _____ of Section 200.1-4 of said ordinance as set forth on the reverse side of this form:

Details for exemption claimed: (explain) _____

Permanent Property Index No. 19-17-124-035

Date of Deed Oct. 14, 1978

Type of Deed Warranty

Address of Property 5840 S. Mulligan Avenue 60638
STREET ZIP CODE

FILL IN FOR DECLARATION FORM ONLY

Full Actual Consideration (Include Amount Of Mortgage & Value Of Liabilities Assumed) 70,000.00

Amount of Tax Stamps (For Full Actual Consideration See Schedule Of Rates) 95.00

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

Grantor: (Please Print)
(Seller)

Najdan Miladinovic 5840 S. Mulligan Ave. 60638
NAME ADDRESS ZIP CODE

Signature *Najdan Miladinovic*
SELLER OR AGENT

Grantee: (Please Print)
(Purchaser)

Raymond Hernandez 5840 S. Mulligan Ave. 60638
NAME ADDRESS ZIP CODE

Signature *Raymond Hernandez*
PURCHASER OR AGENT

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S 200.1-2B6. The tax imposed by Section 200.1-2B1 shall not apply to the following transactions, provided said transaction in each case is accompanied by a certificate setting forth the facts or such other certificate or record as the Director of Revenue may require:

- (a) transactions representing real property transfers made before January 1, 1974, but in which the deeds are recorded after that date;
- (b) transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes;
- (c) transactions in which the deeds secure debt or other obligation;
- (d) transactions in which the deeds, without additional consideration confirm, correct, modify, or supplement deeds previously recorded;
- (e) transactions in which the actual consideration is less than \$500;
- (f) transactions in which the deeds are tax deeds;
- (g) transactions in which the deeds are releases of property which is security for a debt or other obligation;
- (h) transactions in which the deeds are deeds of partition;
- (i) transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (j) transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (k) transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one of the other shall not be exempt from the tax; and
- (l) transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States.

S 200.1-1. Exemption of Certain Transactions.

A. The taxes exacted by Sections 200.1-2 and 200.1-3 of this Chapter, where applicable, shall not be imposed upon any deliveries or transfers by an executor or administrator to a legatee, heir or distributee of real estate if it is shown to the satisfaction of the Department of Revenue that the value thereof is not greater than the amount of the tax that would otherwise be imposed on such delivery or transfer.

B. The tax exacted by Sections 200.1-2 and 200.1-3 of the Chapter, where applicable, shall be exempt where the transaction is affected by operation of law or upon delivery or transfer in the following instances:

1. From a decedent to his executor or administrator;
2. From a minor to his guardian or from a guardian to his ward upon attaining majority;
3. From an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal of disability;
4. From a bank, trust company, financial institution, insurance company, or other similar entity, or nominee, custodian, or trustee thereof, to a public officer or commissioner, or person designated by such officer or commission, or by a court, in the taking over of its assets, in whole or in part, under state or federal law regulating or supervising such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
5. From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, nor upon redelivery or retransfer by any such transferee or successor thereto;
6. From a transferee under paragraphs 1 to 5, inclusive, to his successor acting in the same capacity, or from one such successor to another;
7. From a foreign country or national thereof of the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the president of the United States by Section 5(b) of the Trading with the Enemy Act (40 Stat. 415), as amended by the First War Powers Act (55 Stat. 839);
8. From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
9. Upon the death of a joint tenant or tenant by the entirety, to the survivor or survivors;

C. The Department of Revenue may require that each such delivery or transfer be accompanied by a certificate setting forth facts substantiating the exemptions herein provided.

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