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\*2414110010\*

Doc# 2414110010 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/20/2024 10:28 AM

PAGE: 1 OF 4

Property of Cook County Clerk's Office

PTAX-203-NR

ORNTIC File Number: 23160062 1/1

Old Republic National Title

9601 Southwest Hwy

Oak Lawn, Il 60453

312-641-7799

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## PTAX-203-NR

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

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

County:

Date:

Doc. No.:

Vol.:

Page:

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

432 W. Grant Place, Apt 2E

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

Chicago 60614 North Chicago

City or village ZIP Township

Parcel identifying number 14-33-113-034-0000 & 14-33-113-035-0000

Legal description See attached Legal Description

Date of transferring document: 05 / 2024  
Month Year

Type of transferring document: Beneficial Interest

#### Signature

5-7-24

Seller, Buyer, Agent, or Preparer

Date

#### Preparer Information (Please print.)

Leo G. Aubel

Preparer's and company's name

Preparer's file number (if applicable)

200 S. Michigan Ave., Ste. 1100, Chicago, IL 60604

Street address

City State ZIP

312-453-663

Preparer's signature

Preparer's daytime phone

lga@h2law.com

Preparer's e-mail address (if available)

#### Transfer Tax

Net consideration subject to transfer tax

\$ 4,300,000.00

Illinois Tax

\$

County Tax

Total amount of transfer tax due

6,450.00

#### 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

17-May-2024



COUNTY: 2,150.00

ILLINOIS: 4,300.00

TOTAL: 6,450.00

14-33-113-034-0000 | 20240501696943 | 0-546-522-416

23160062 11

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

##### REAL ESTATE TRANSFER TAX

17-May-2024



CHICAGO: 32,250.00

CTA: 12,900.00

TOTAL: 45,150.00 \*

14-33-113-034-0000 | 20240501696943 | 1-380-140-336

\* Total does not include any applicable penalty or interest due.

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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, 1966, 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.

Cook County Clerk's Office

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## LEGAL DESCRIPTION

THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED PARAGRAPH 1(C) OF THE ALTA LEASEHOLD ENDORSEMENTS ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY 432 WEST GRANT PLACE CORPORATION, AN ILLINOIS CORPORATION, AND DAVID J. RUDIS, ASS TRUSTEE OF THE DAVID J. RUDIS TRUST, AS LESSEE, DATED MAY 29, 2015, WHICH LEASE DEMISES THE LAND FOR A TERM OF YEARS BEGINNING MAY 29, 2015.

APARTMENT 2E IN A BUILDING COMMONLY KNOWN AS 432 W. GRANT PLACE, CHICAGO, ILLINOIS, WHICH BUILDING IS LOCATED ON THE FOLLOWING DESCRIBED REAL ESTATE:

### PARCEL 1

LOTS 18, 19 AND 20 IN M. PORTER'S SUBDIVISION OF THE NORTH PART OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

THAT PART OF SAID BLOCK 13, LYING NORTH OF GRANT PLACE AND SOUTH OF THE 16-FOOT PUBLIC ALLEY NORTH OF SAID GRANT PLACE, AND LYING EAST OF A LINE THAT IS 112.00 FEETWEST OF AND PARALLELWITH THE EAST LINE OF SAID LOT 18, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-33-113-034-0000 & 14-33-113-035-0000

Address: 432 W. Grant Place. Apt. 3E, Chicago, IL 60614