

UNOFFICIAL COPY

1117 S. WILLOW ST. #303  
L. BERKLEY, 1117 S. WILLOW ST. #303  
MAY 10 1988

BOX 333 - GG

88197655



Edwin C. Kowalski  
L. Berklely

DATED this 10th day of May, 1988

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

P.I.N.: 03-26-100-013-1344

PROPERTY ADDRESS: 709C NEWGATE LANE  
PROSPECT HEIGHTS, ILLINOIS

Subject to, declaration of Condominium; provisions of the Condominium Property Act of Illinois; general taxes for 1987-8 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the declaration of Condominium; covenants and restrictions of record as to use and occupancy; party with rights and agreements, if any; acts done or suffered by or through the purchaser.

UNIT NUMBER 1-24-102-L-U IN ROY COUNTRY CLUB VILLAGE, A CONDOMINIUM AS DELINEATED ON THE FOLLOWING DESCRIBED REAL ESTATE:  
PART OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 2641009 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE GRANTORS, EDWIN C. KOWALSKI and PAULINE A. KOWALSKI, his wife, of the City of Winfield, State of Illinois, for and in the consideration of TEN DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to THE GRANTEE, ELLEN E. WEST and ANDREW W. WEST, 709C Newgate Lane, Prospect Heights, Illinois, not as tenants in common but as joint tenants with right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WARRANTY DEED

1988 MAY 10 AM 11:32 88197655

88197655

71-57-049 2 734447

1072

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP MAY 1988  
No. 11424  
62.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
MAY 1988  
62.00  
COOK COUNTY CLERK  
CC. NO. 018  
1 5 4 3 9 4

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Property of Cook County Clerk's Office

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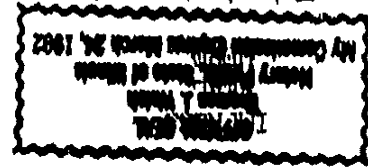
5 5 1 9 7 3 5 5

Property of Cook County Clerk

THOMAS J. WALSH  
55 West Monroe Street, Suite 3401  
Chicago, Illinois 60603.

This instrument was prepared by:

*Thomas J. Walsh*  
NOTARY PUBLIC



19

Commission expires

MAY 1998.

Given under my hand and official seal, this 6<sup>th</sup> day of

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that EDWIN C. KOWALSKI and PAULINE A. KOWALSKI, 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.

STATE OF ILLINOIS )  
SS )  
COUNTY OF COOK )

88197635

5 5 1 9 7 3 5 5

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Property of Cook County Clerk's Office

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 11/19/01 BY 60322 UCBAW/STP

# UNOFFICIAL COPY

ASSESSMENT INFORMATION ON SOLD PROPERTIES

This page is to be completed by the County Assessor or Supervisor of Assessments. The form is to be mailed to Illinois Department of Revenue, 101 West Jefferson, P.O. Box 4058, Springfield, IL 62708

**1. ENTER BRIEF LEGAL DESCRIPTION OF PROPERTY AS IT APPEARS ON ASSESSMENT BOOKS.**

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**2. INSTRUCTIONS FOR COMPLETING PROPERTY DESCRIPTION CODES:**

- (a) Enter Permanent Real Estate Index Number. Enter the property use code in the Unit No. boxes if using the IL Real Property Appraisal Manual, or circle the appropriate letter if using the codes in the IL Property Tax Manual. Enter the assessment Quadrant if applicable.
- (b) County & Township: Use codes from Department Code Sheets.
- (c) Class of Property: For Cook County, see Property Type Code Sheet.
- (d) Date of Deed: Enter month and year from Page 1 of declaration.
- (e) Acreage: For Class 51 and 61 Property, enter number of acres; for Class 71 and 81 Property, leave blank.

For Downstate Counties: enter

- 51 (if 5 acres or more with no building)      71 (if under 5 acres with no building)
- 61 (if 5 acres or more with a building)      81 (if under 5 acres with a building)

<b>PERMANENT REAL ESTATE INDEX NO.</b>																				
(a)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>										
	TWP.	SEC.	BLOCK	PARCEL	UNIT	/ F, FO, FI, C, I, R Circle One				<input type="text"/> ASSMT. QUAD.										
(b) County <input type="text"/> <input type="text"/> <input type="text"/> Township <input type="text"/> <input type="text"/> <input type="text"/> (c) Class <input type="text"/> <input type="text"/>					(d) Date of Deed Month      Year <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>						(e) Acreage (Round to nearest full acre) <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>					Comments by Supervisor of Assessments or County Assessor:				

**3. ASSESSED VALUE DATA**

Enter assessed value as finally adjusted by the Board of Review or Appeals for the year prior to the date of sale. Where assessment is partial or split, designate with a large "P" or "S" on the assessment boxes.

YEAR PRIOR TO SALE 19 \_\_\_\_\_

Book No.	Page	Line

The following questions must be answered:

- Yes No
1.   Is this a 20e assessment?
  2.   Is this a partial assessment? (i.e., improvement not completed on assessment date)
  3.   Is this a split (division)?
  4.   Has an improvement been added or removed since January 1 of the year prior to the sale?
  5.   Does assessment shown reflect all Board of Review or Appeals action for the year indicated (including Board of Review equalization factors)?

Land	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Bldgs.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

I hereby certify that the information shown relates to the property described in the declaration and that the assessed valuations are for the property included in the transfer.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Supervisor of Assessments or County Assessor

**FOR DEPARTMENT USE ONLY**

Multiple Parcel Indicator

Full Consideration

Adjusted Consideration

Tab Number: \_\_\_\_\_

File Maintenance

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Illinois Department of Revenue

Property Tax Administration Bureau  
REAL ESTATE TRANSFER DECLARATION

Filed By County Recorder's Office

County \_\_\_\_\_

Date \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_

Page \_\_\_\_\_

Rec'd. By: \_\_\_\_\_

COOK (016)  
MAY 10 1988  
00197655

THE FOLLOWING INFORMATION IS REQUIRED BY THE REAL ESTATE TRANSFER TAX ACT (CHAP. 120, PAR. 1003, IL REV. STAT.); PAGES 1 THROUGH 3 ARE TO BE FILLED OUT BY THE SELLERS AND BUYERS OR THEIR AGENTS. ANY WILLFUL FALSIFICATION OR WILLFUL OMISSION OF INFORMATION IS A CLASS B MISDEMEANOR (CHAP. 120, PAR. 1005, IL REV. STAT.).

EXCEPT AS TO EXEMPT TRANSACTIONS, THE COUNTY RECORDER OF DEEDS IS PROHIBITED BY LAW FROM ACCEPTING ANY DEED FOR RECORDATION UNLESS IT IS ACCOMPANIED BY THIS DECLARATION CONTAINING ALL OF THE INFORMATION REQUESTED HEREIN (CHAP. 120, PAR. 1003, IL REV. STAT.).

PROPERTY IDENTIFICATION

Address of Property 709 C Newgate Lane Prospect Hts. Wheeling  
Street City or Village Township

Permanent Real Estate Index No. 03-26-100-013-1344 Date of Deed 5/88  
(Month/Year)

Enter Legal Description on Page 2 of this form. Type of Deed WARRANTY

PROPERTY CHARACTERISTICS

Lot Size per survey

Acreage \_\_\_\_\_

Check type of improvement on property

Vacant land/lot

Residence (Single family or duplex)

Mobile home

Apartment bldg. (6 units or less)

Commercial apartment (Over 6 units)

Store, office, commercial bldg.

Industrial bldg.

Farm, land only

Farm, with bldgs.

Other (Specify) CONDO

SALE INFORMATION (The following questions must be answered)

NOTE: If the answer to any of the following questions is "Yes", you do not have to complete the Finance Schedule at the top of pages 2 and 3 of this declaration or the Finance Questions at the bottom of this page.

- |  | Yes                      | No                                  |
|--|--------------------------|-------------------------------------|
| 1. Is this a transfer between relatives or related corporations?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is this a compulsory transaction in lieu of foreclosure, divorce, court order, condemnation, probate, etc.?                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Was this a transfer in settlement of an installment contract for deed initiated prior to the current year?<br>Enter contract year _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Was the deed any of the following types:<br>• Court Officer's Deed • Quit Claim • Conveyance of Less than 1/2 Interest                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

TERMS OF SALE

Full Actual Consideration (Sale Price)	\$	<u>124,000.00</u>
Less amount of personal property included in purchase	\$	<u>0</u>
Net consideration for real property	\$	<u>124,000.00</u>
Less value of other real property transferred to seller as part of full consideration	\$	<u>0</u>
Less amount of mortgage to which the transferred real property remains subject	\$	<u>0</u>
Net taxable consideration subject to transfer tax	\$	<u>124,000.00</u>

CALCULATION OF TRANSFER TAX

Amount of State of Illinois tax stamps (\$.25 per \$500 or part thereof of taxable consideration)	\$	<u>62.00</u>
Amount of county tax stamps (\$_____ per \$500 or part thereof of taxable consideration)	\$	<u>60.00</u>
Total Transfer Tax Collected	\$	<u>124.00</u>

Use this space to describe any special circumstances involving this transaction:

FINANCE QUESTIONS: The buyer and seller (or their representatives) must answer the following questions unless one or more of the Sale Information questions above was checked "Yes". If the Sale information questions are all marked "No" and any of the following questions are answered "Yes", the buyer or buyer's representative MUST complete the FINANCE SCHEDULE on pages 2 and 3. If the answer to all of the questions below is "No", omit completion of the FINANCE SCHEDULE and go directly to the LEGAL DESCRIPTION on page 2 and signature spaces on page 3.

- |   | Yes                      | No                                  |
|---|--------------------------|-------------------------------------|
| 1. Did the buyer assume the seller's mortgage?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Did the seller provide a mortgage in partial or full consideration?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Did the seller pay points to secure the buyer's mortgage, including VA and FHA insured loans?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Did the seller's mortgage make interest concessions to the buyer, i.e., offer a "blended" interest rate below market but greater than the seller's existing mortgage rate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Was the financing in any other manner unique or specifically associated with the property being transferred, e.g., bullder "buy down" of interest, etc.?                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If FINANCE QUESTIONS 1 through 5 are answered "No", DO NOT complete Finance Schedule on Pages 2 and 3.

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**Finance Schedule Instructions:**

The Real Estate Transfer Tax Act (Illinois Revised Statutes, Chapter 120, Paragraph 1001-1008) requires information regarding the financing of the purchase price of this property. Willful falsification or omission of this information is a Class B misdemeanor.

Lines A through I of the Finance Schedule must be filled out by the buyer or buyer's representative to account for financing of the purchase. Columns I through VI must be completed for each loan involved.

**Information required in each column:**

- I Principal of loan; for an assumed mortgage show principal being assumed.
- II Length of time on which monthly payments were calculated. If not applicable mark with an asterisk and explain repayment schedule in Box J on Page 3. For an assumed mortgage show years remaining from time of sale until loan is fully amortized (paid).
- III If applicable, length of time until mortgage loan must be paid off or renegotiated, or time until balloon payment is due.

- IV Nominal interest rate as stated in loan document.
  - V Indicate if this loan has a **FIXED** interest rate by entering F in the column, adjustable rate by entering A, or renegotiable by entering R in the column.
  - VI Show the number of points and dollars paid. Enter points paid by the seller only.
- Box J may be used to show more information regarding financing if necessary.

**SPECIAL NOTE:** If your financing involves other than equal monthly payments you must explain in Box J on Page 3. If your financing involves a "Blend" (i.e., the seller's mortgagee made interest concessions to the buyer), you must explain the specific terms of the financing in Box J on Page 3.

**TYPE OF FINANCING:** Enter cash downpayment on line A. Enter remainder of purchase price on line B. The total of lines A & B should equal the full consideration indicated on Page 1. If it does not, explain in Box J. Also, the remainder of purchase price on line B must equal the total principal amounts shown in Column I for lines C through I.

A.	Enter Cash Downpayment (include earnest money) - \$
B.	Enter remainder of Purchase Price - \$
C.	Purchase Money Mortgage to Seller
D.	New 1st Mtg. [specify type*]
E.	New 2nd Mtg. [specify type*]
F.	New 3rd Mtg. [specify type*]
G.	Assumption of existing 1st Mtg.
H.	Assumption of existing 2nd Mtg.
I.	Other Financing [specify type*]

\* Specify type: e.g., Blend, Conventional, Seller Financed, VAFHA insured, etc.

**LEGAL DESCRIPTION**

Section 26 Township 42 Range 11

Enter complete legal description in this area.

Unit 1-24-102-Z-U In Rob Roy Country Club Village, a Condominium as delineated on the following described real estate:

Part of North 1/2 of Section 26, Township 42 North, Range 11 East of the 3rd P.M. in Cook County, Illinois which survey is attached as Exhibit "A" to The Declaration of Condominium recorded as document 2644009 together with its undivided percentage interest in the common elements.

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**FINANCE SCHEDULE — DO NOT complete this schedule if FINANCE QUESTIONS 1 through 5 on Page 1 are all answered "No".**

I Amount of Principal (\$'s)	TERM		IV Interest Rate (%)	V Type of Interest Rate	VI Points Paid by SELLER To Obtain Financing DO NOT SHOW POINTS PAID BY BUYER	
	II Amortization Period (Years Remaining)	III Term To Balloon or Renegotiation (Years)			%	\$'s
	A. XXXXXXXXX	XXXXXXXXXX			XXXXXXXXXX	XXXXXXXXXX
B. XXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXX	XXXXXXXXXX	XXXXXXXXXX
C.					XXXXXXXXXX	XXXXXXXXXX
D.						
E.						
F.						
G.						
H.						
I.						

J. Use this space to explain replies in Finance Schedule if necessary and to explain any characteristics of the financing of this transaction that may have impacted the sale price.

**BUYER:**

I hereby declare the Finance Schedule on Pages 2 and 3 of this declaration to be true and correct. (NOTE: Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B Misdemeanor.)

Buyer or Name of person filling out the Finance Schedule for the buyer: \_\_\_\_\_  
Please Print Signature  
 Address \_\_\_\_\_ Telephone \_\_\_\_\_

**BUYER & SELLER**

The buyer and seller hereby declare the full actual consideration and above facts contained in this declaration (excluding the Finance Schedule) to be true and correct. (NOTE: Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B Misdemeanor.)

EDWIN KOWALSKI 22 W 100 TAMARACK WILMFIELD, ILL 60190  
 Name and Current Residence of Seller (Please Print)  
 Signature: Thomas J. Walsh, Attorney  
Seller or Agent

ELLEN E. WEST 209C Newgate Lane, Prospect Heights, IL  
 Name and Current Residence of Buyer (Please Print)  
 Signature: Ellen E. West, atty.  
Buyer or Agent

Mail tax bill to: SAME  
Name Street City

**PREPARER:**

Chapter 120, Paragraph 1003, IL Rev. Statutes, requires the following information to be completed:

Name of person filling out the real estate transfer declaration for the buyer and seller: Thomas J. Walsh  
Please Print  
 Address: 55 W. Monroe #3401, Chgo, IL 60603 Telephone: 726-6816

**THIS BOX FOR USE BY DEPARTMENT OF REVENUE ONLY:**

Adjustment NONE   
 CHART   
 J

Initial \_\_\_\_\_ Date \_\_\_\_\_



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F. 2702  
Name

City

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

Same

Signature: Buyer or Agent  
Name and Address of Buyer (Please Print)

*Michael Robinson, atty.*

City

Zip Code

Street or Rural Route

Elton E. West, 709C Newbree Lane, Prospect Heights, Illinois 60070

Signature: Seller or Agent  
Name and Address of Seller (Please Print)

*Theresa J. West, agent*

City

Zip Code

Street or Rural Route

Edwin and Pauline Kowalski 27 W. 100 Tamark Drive, Winfield, Illinois 60190

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

Full actual consideration	\$ 124,000.00
Loan amount of personal property included in purchase	0
Not consideration for tax estate	\$ 124,000.00
Loan amount of mortgage for which the transferred real estate remains subject	0
Not taxable consideration to be covered by stamps	\$ 124,000.00
Amount of tax stamps (\$25 per \$500 or part thereof of taxable consideration)	\$ 62.00

UNIT NUMBER 1-24-102-L-0 IN ROB ROY COUNTRY CLUB VILLAGE, A CONDOMINIUM AS DELINEATED ON THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 2641009 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

Address of Property: 709C Newbree Lane, Prospect Heights, Illinois 60070  
 City or Village: Prospect Heights  
 Street or Rural Route: Newbree Lane  
 Zip Code: 60070  
 Township: Winfield

Permanent Real Estate Index No. 03-26-100-013-1344  
 Date of Deed: May 1988  
 Type of Deed: Warranty

Doc. No. COOK (016)  
 Date: MAY 10 1988  
 For Recorder's Use Only: 88197655

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.  
 USE BLACK OR BLUE INK.  
 PLEASE PRINT OR TYPE.

REVENUE STAMPS



COOK COUNTY

8197655

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