

WARRANT DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

12:00
90143689

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
130.00

REAL ESTATE TRANSACTION TAX
87.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
13.00

90143689

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

MARY M. KERN, a widow also known as
Mary Magdalene Kern

of the City of Chicago County of Cook
State of Illinois for and in consideration of
TEN (\$10.00) DOLLARS,
in hand paid.

CONVEY S and WARRANT S to

DANIEL PILCHER and MARIANN PILCHER,
his wife
1388 Wasdale, Elk Grove Village, IL

(NAMES AND ADDRESS OF GRANTEE(S))

not in 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:

Lot 18 in Block 4 in the subdivision of the West 1/4 of Lots
11 and 17 in School Trustee's Subdivision in Section 16,
Township 40 North, Range 13 East of the Third Principal
Meridian, in Cook County, Illinois.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE APR 2-86
RE 11167

112.50

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.

Permanent Real Estate Index Number(s): 13-16-425-728-0000

Address(es) of Real Estate: 5112 West Irving Park Road, Chicago, IL, 60641

DATED this 28th day of March 1990

PLEASE PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)
Mary M. Kern (SEAL)
Mary M. Kern (SEAL)
13.00 (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

Mary M. Kern, a widow

IMPRESS
SEAL
HERE

personally known to me to be the same person whose name is subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged that s.h.e signed, sealed and delivered the said instrument as her
free and voluntary act, for the uses and purposes therein set forth, including the
release and waiver of the right of homestead.

OFFICIAL SEAL
Notary Public
My Commission Expires Nov. 27, 1993

Given under my Official seal this 28th day of March 1990

Commission Expires JOHN D. KIGHTLINGER NOTARY PUBLIC

This instrument was prepared by 214 SOUTH EMERSON (NAME AND ADDRESS)
MT. PROSPECT, IL 60058

MAIL TO: Scott Berman (Name)
6230 North Avers (Address)
Chicago, Illinois 60659 (City, State and Zip)
SEND SUBSEQUENT TAX BILLS TO:
Daniel Pilcher (Name)
5112 W. Irving Park Rd. (Address)
Chicago, Illinois 60641 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

BOX 333

UNOFFICIAL COPY

Warranty Deed

Form No. 31 (Rev. 10/1/80)

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY



CITY OF CHICAGO TRANSACTION TAX
REAL PROPERTY TRANSFER
(INCLUDING ASSIGNMENTS OF BENEFICIAL INTEREST)

CHECK ONE DECLARATION EXEMPTION

CHECK ONE ASSIGNMENT DEED

RECORDER'S OR REGISTRAR'S DEED NO. **90143689**
CHICAGO TITLE INS. CO.
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 legal title to or the beneficial interest in real property located in the City of Chicago including all assignments of Beneficial Interest in Land Trust for real property located in the City shall be considered consummated in the City of Chicago for the 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 or assignment 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 or assignment 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) NONE

Permanent Property Index No. 13-16-425-028-0000
Date of Deed or Assignment MARCH 29, 1990
Type of Deed or Assignment WARRANTY
Address of Property 5112 WEST IRVING PK RD CHICAGO, IL 60641
STREET ZIP CODE

FILL IN FOR DECLARATION FORM ONLY

Full Actual Consideration \$135,000.00
(Include Amount of Mortgage & Value of Liabilities Assumed)

Amount of Tax Stamps \$1012.50
(For Full Actual Consideration See Schedule of Rates)

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct, under penalty as provided by Law.

Please Print

Grantor: (Seller) MARY KERN 5112 W. IRVING PK RD CHICAGO
NAME ADDRESS ZIP CODE

Signature John D. Kuchlitz Attorney
AGENT

Grantee: (Purchaser) DANIEL PILCHER 1388 W. ASHDEN BLVD CHICAGO
NAME ADDRESS ZIP CODE

Signature John W. Kuchlitz Attorney
AGENT

Application Number 115815 Date 3-22-90

The Department of Water certifies that all water and sewer charges rendered to are paid in full for the property located at 5112 W Irving Pk

Account # 1-2112-00-2070-6 Certified by [Signature]

UNOFFICIAL COPY

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 or assignments of beneficial interest dated before July 19, 1985, but delivered on or after July 19, 1985;
- (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 or assignment of beneficial interest secure debt or other obligation;
- (d) Transactions in which the deeds or assignments of beneficial interest, without additional consideration, confirm, correct, modify, or supplement deeds or assignments of beneficial interest previously recorded or delivered;
- (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 or assignments of beneficial interest 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, or beneficial interest therein, except that the money difference or money's worth paid from one of the other shall not be exempt from the tax;
- (l) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States.
- (m) Transactions representing transfers of the title to or beneficial interest in, real property located in an Enterprise Zone, as defined in Chapter 201 of the Municipal Code of Chicago.

S 200.1-4. Exemption of Certain Transactions

A. The taxes exacted by Sections 200.1-1 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, or the beneficial interest therein, 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 effected 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 therefor, to a public officer or commission, 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.