

WARRANTY DEED  
John Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

February 1985

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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 Doris A. Franklin, a single person never married

92157736

of the Village of Wheeling County of Cook State of Illinois for and in consideration of TEN & NO/100THS (\$10.00) - - - DOLLARS, and other valuable consideration in hand paid, CONVEY and WARRANT to James M. Pascolla and Margarita M. Aguilar, his wife 2017 W. Hutchinson, Chicago, IL

(The Above Space For Recorder's Use Only)

(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 Two Hundred Eleven . . . . . (211) In William Zelosky's Rosedale Manor, being a Subdivision of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 5, Town 40 North Range 13, East of the Third Principal Meridian.

SUBJECT TO: General taxes for the year 1991 and subsequent years; covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any.

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): 13-05-311-017  
Address(es) of Real Estate: 5815 N. Mobile, Chicago, Illinois 60646

DATED this 3rd day of March 19 92

PLEASE PRINTOR TYPE NAME(S) BELOW SIGNATURE(S)  
Doris A. Franklin (SEAL)  
Doris A. Franklin (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 Doris A. Franklin, a single person never married

personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her own and voluntary act, for the uses and purposes therein set forth, including the use and waiver of the right of homestead.

OFFICIAL SEAL  
JOANNE MAHER MARSZALEK  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1/21/96

Given under my hand and official seal, this 6th day of March 19 92

Commission expires 1/21 19 96  
Joanne Maher Marszalek  
NOTARY PUBLIC

This instrument was prepared by Dennis S. Nudo, P.O. Box 538, Park Ridge, IL 60068 (NAME AND ADDRESS)

MAIL TO  
Leonard Epstein, Attorney  
5790 N. Lincoln Ave.  
Chicago, IL 60659

SEND SUBSEQUENT TAX BILLS TO  
James M. Pascolla  
5815 N. Mobile  
Chicago, IL 60646

Exempt under provisions of Paragraph: 6 Section 4, Real Estate Transfer Tax Act. 3/6/92  
Date  
Buyer, Seller or Representative  
Dennis Nudo

92157736

2530

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Warranty Deed

JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

30448136

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## STATEMENT BY GRANTOR AND GRANTEE,

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 3, , 1992 Signature: \_\_\_\_\_

~~Grantor or Agent~~

Subscribed and sworn to before  
me by the said Dennis S. Nudo  
this 3rd day of March  
1992.

Notary Public Leanne Causero

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 3, , 1992 Signature: \_\_\_\_\_

~~Grantor or Agent~~

Subscribed and sworn to before  
me by the said Dennis S. Nudo  
this 3rd day of March  
1992.

Notary Public Leanne Causero

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

92187736

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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. 92187736  
 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) D 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) \_\_\_\_\_

Permanent Property Index No. 13-05-311-017  
 Date of Deed or Assignment March 3, 1992  
 Type of Deed or Assignment Warranty deed  
 Address of Property 5815 N. Mobile Avenue 60646  
STREET ZIP CODE

**FILL IN FOR DECLARATION FORM ONLY**

Full Actual Consideration EXEMPT  
(Include Amount of Mortgage & Value of Liabilities Assumed)

Amount of Tax Stamps EXEMPT  
(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)  
 Heirs of Mark A. Franklin, Sr. 5815 N. Mobile, Chgo., IL 60646  
 and Dorothy R. Franklin  
NAME ADDRESS ZIP CODE

Signature [Signature] SELLER OR AGENT

Grantee: (Purchaser)  
 James M. Pascolla 2017 W. Hutchinson, Chgo., IL 60618  
NAME ADDRESS ZIP CODE

Signature [Signature] PURCHASER OR AGENT

Application Number \_\_\_\_\_ Date \_\_\_\_\_

The Department of Water certifies that all water and sewer charges rendered to \_\_\_\_\_ are paid in full for the property located at \_\_\_\_\_

Account # \_\_\_\_\_ Certified by \_\_\_\_\_

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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 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 200.1-2 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, 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.