

UNOFFICIAL COPY

ILLINOIS

This Indenture, Made this 2ND day of NOVEMBER, 93950784, 1993

between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D.C. 20420, hereinafter called Grantor, and

MATTHEW KELLY
JUANITA KELLY (JOINT TENANTS)
935-160TH PLACE
CALUMET CITY, ILLINOIS 60409

of the _____, in the County of COOK

and State of ILLINOIS, hereinafter called Grantee(s).

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration

the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the said Grantee(s) and the heirs or successors and assigns of Grantee(s), all the following-described property

in the County of COOK, Illinois, to wit:

LOT 127 IN GOLD COAST MANOR UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A 935-160TH PLACE CALUMET CITY, ILLINOIS 60409

TAX ID# 30-19-222-006

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1993 NOV 19 PM 1:41

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TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever of the said Grantor, either in law or equity of, in and to the above-described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said property unto said Grantee(s) and the heirs or successors and assigns of Grantee(s), forever. Grantor covenants to and with Grantee(s) and the heirs or successors and assigns of Grantee(s) that Grantor has not done, nor suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor WILL WARRANT AND FOREVER DEFEND.

This conveyance is made subject to all unpaid taxes and assessments; covenants, conditions, exceptions, reservations, restrictions, and easements of record; and any state of facts which an accurate survey would show.

IN WITNESS WHEREOF, Grantor, on the day and year first above written, has caused this instrument to be signed and sealed in his/her name and on his/her behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820, and title 38, Code of Federal Regulations, sections 36.4342, and 36.4520, as amended, and who is authorized to execute this instrument.

JESSE BROWN
Secretary of Veterans Affairs

*By _____ [SEAL]

RONALD T. ROGAT

Title LOAN GUARANTY OFFICER

VA Regional Office, Chicago, IL
Telephone: (312) 353-4065.

(Pursuant to a delegation of authority contained in VA Regulations, 38 CFR 36.4342 and 36.4520.)

Exempt under Paragraph (B),
Section 4, Illinois Real Estate
Transfer Act.

11/11/93
Dated

Stephen W. Hunt
Attorney for VA

BOX 333

74-13-139 of
93062360

23-1

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Special Warranty Deed

SECRETARY OF VETERANS

AFFAIRS

TO

MATTHEW KELLY
JUANITA KELLY

When recorded, mail to:

Matthew Kelly

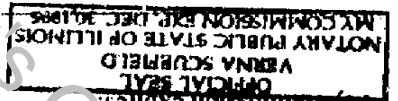
319 Danville

Mattoon, IL 60443



93950784

Property of Cook County Clerk's Office



This instrument was prepared by
TIMOTHY MORGAN
VA Regional Office, P. O. Box 8136, Chicago, Illinois 60680.

*Note: Print, typewrite, or stamp name of employee executing this instrument; also name of notary public immediately underneath such signatures.

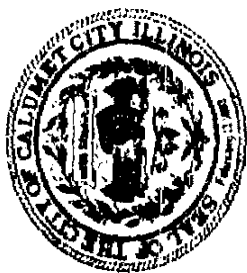
Notary Public in and for said County and State.

David H. Stearns
Cook, Ill

Given under my hand and official seal this *2nd* day of *November*, 19 *85*.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that
DAVID H. STEARNS, personally known to me
to be an employee of the Department of Veterans Affairs, an agency of the United States Government, and to be the person
whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she
signed and delivered
said instrument as his/her free and voluntary act and as the free and voluntary act and deed of the Secretary of Veterans Affairs,
for the uses and purposes therein mentioned.

STATE OF ILLINOIS }
COUNTY OF COOK }
SS: }



"An Illinois Certified City"

CITY OF CALUMET CITY
COOK COUNTY
ILLINOIS

Chapter 26, Article VI
REAL ESTATE TRANSFER TAX

Adopted by the City Council
July 24, 1980
Amended 2/1/82

If you have any questions, please
contact the City Clerk's office at
891-8114.

§ 26-78

Item that said transaction is "Exempt under Real Estate Transfer Tax Act of the City of Calumet City, Sec. 26-75, Par.

Date: _____ Sign: _____
(Ord. No. 80-17, § 1, 7-24-80; Ord. No. 82-3, § 2, 2-11-82)

Sec. 26-78. Duty of trustee.

No trustee of real estate shall accept an assignment of beneficial interest in real estate located in the city unless such instrument shall bear either a city real estate transfer tax stamp or an exemption mark from the city clerk. (Ord. No. 80-17, § 1, 7-24-80)

Supp. No. 3

§ 26-75
As an alternative to the city clerk marking said deed or other instrument as tax exempt, the transferor or transferee or their representative may certify on the deed or other instrument that said transaction is "Exempt under Real Estate Transfer Tax Act of the City of Calumet City, Sec. 26-75, Par. 1."
Date: APRIL 9 1983 [Signature]
(Ord. No. 80-17, § 1, 7-24-80; Ord. No. 82-3, § 1, 2-11-82)

Sec. 26-76. Real estate transfer tax stamps required.

The tax herein levied and imposed shall be collected by the city clerk through the sale of real estate transfer tax stamps, which shall be caused to be prepared by said clerk in such quantities as said clerk may from time to time prescribe. Such stamps shall be available for sale at, and during the regular business hours of the city offices and the offices of such agent as the city may designate. For the purpose of reviewing a request for the stamps, the city shall process a request within forty-eight (48) hours of working time. Upon payment of the tax herein levied and imposed, the stamps so purchased shall be affixed to the deed or other instrument of conveyance. Any person so using or affixing a stamp shall cancel it and so deface it as to render it unfit for reuse by marking it with his initials and the day, month and year when the affixing occurs. Such markings shall be made by writing or stamping in indelible ink or by perforating with a machine or punch; however, the stamp shall not be so defaced as to prevent ready determination of its genuineness. (Ord. No. 80-17, § 1, 7-24-80)

Sec. 26-77. Recordation of deeds.

No deed conveying real property within the corporate limits of the city shall be entitled to recordation by the recorder of deeds or the registrar of titles of Cook County, Illinois, unless such deed shall bear either a city real estate transfer tax stamp or an exemption mark from the city clerk

As an alternative to the city clerk marking said deed or other instrument as tax exempt, the transferor or transferee or their representative may certify on the deed or other instrument

Supp. No. 3
PLEASE ATTACH A COPY
OF THIS TO THE
1724
VA DEED

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ARTICLE VI REAL ESTATE TRANSFER TAX*

Sec. 26-70. Definitions.

For the purpose of this article, whenever any of the following words, terms or definitions are used herein, they shall have the meanings ascribed to them in this section:

Beneficial interest means any interest, regardless of how small or minimal such interest may be, in a land trust, held by a trustee for the beneficiaries of such land trust.

Person means any natural individual, firm, partnership, association, joint stock company, joint venture, public or private corporation, or a receiver, executor, trustee, conservator or other representative appointed by order of any court.

Recordation means the recording of deeds with the office of recorder of deeds or the registration of deeds with the registrar of titles of Cook County, Illinois.

Value means the amount of the full actual consideration for any transfer covered hereunder, including the amount of any fees or taxes assumed by the grantee or purchaser. (Ord. No. 80-17, § 1, 7-24-80)

Sec. 26-71. Tax imposed.

A tax is imposed on the privilege of transferring title to real estate located within the corporate limits of the city as evidenced by the recordation of a deed by any person and a tax is imposed on the privilege of transferring the beneficial interest in real estate located within the corporate limits of the city at the rate of two dollars (\$2.00) per one thousand dollars (\$1,000.00) of property value. The tax herein levied shall be

*Editor's note-Ord. No. 80-17, § 1, adopted July 24, 1980, amended the prior Code with the addition of a new Art. III, §§ 30-301-30-313 to Ch. 30. Said provisions have been included in Art. VI, §§ 26-70-26-82 of Ch. 26 of this Code, at the editor's discretion. Supp. No. 1

in addition to any and all other taxes. (Ord. No. 80-17, § 1, 7-24-80)

Sec. 26-72. Liability for tax.

The ultimate incidence and liability for payment of the tax imposed by this article shall be borne by the grantee of any deed subject to this article or by the grantor, assignor or transferee of any instrument conveying the beneficial interest in real estate within the corporate limits of the city. (Ord. No. 80-17, § 1, 7-24-80)

Sec. 26-73. Purchase of stamps.

The tax levied by this article shall be paid by the purchaser of tax stamps from the city clerk or a designee upon receipt. The payment of such tax shall be deemed by the adhesive stamp or stamps affixed to the fact of the deed or instrument transferring the beneficial interest. (Ord. No. 80-17, § 1, 7-24-80)

Sec. 26-74. Filing of declaration.

At such time as the tax levied by this article is paid there shall be filed with the city clerk a fully executed and completed copy of the "Real Estate Transfer Declaration" required by Section 3 of the real estate transfer tax of the State of Illinois, or a declaration of the full consideration paid for the transfer of beneficial interest which declaration shall be on a form provided by the city clerk. Such declaration shall be deemed to be a confidential record. (Ord. No. 80-17, § 1, 7-24-80)

Sec. 26-75. Exemptions.

The tax imposed by this article shall not apply to the following transactions:

- (a) Transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution or Supp. No. 1

gated and operated exclusively for charitable, religious, or educational purposes.

- (b) Transactions which secure debt or other obligations;

- (c) Transactions in which deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;

- (d) Transactions in which the actual consideration is less than one hundred dollars (\$100.00);

- (e) Transactions in which the deeds are tax deeds;

- (f) Transactions which are releases of property which is security for a debt or other obligation;

- (g) Transactions of partitions;

- (h) Transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;

- (i) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;

- (j) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one to the other shall not be exempt from the tax;

- (k) Transactions representing transfers subject to the imposition of a documentary stamp imposed by the government of the United States.

Every deed or other instrument which is tax exempt pursuant to this section shall be presented to the city clerk so as to be appropriately marked by said city clerk as an exempt deed or instrument eligible for recordation without the payment of tax. At such time as a deed or instrument is presented to the city clerk a certificate setting forth the facts which justify exemption shall be presented. Supp. No. 3