



UNOFFICIAL COPY

# RIVER FOREST Real Estate Transfer Tax

RECORDER OR REGISTRAR DEED NO. 1622227  
 DATE RECORDED JUL 12 1994  
 (For Recorder's Use Only)

Check One  DECLARATION  EXEMPTION

### INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village Clerk, 400 Park Ave., River Forest, Illinois, or other designated agent, at the time of purchase of real estate transfer stamps as required by the River Forest Real Estate Transfer Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- 2) 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.
- 3) In cases involving an intermediary buyer, nominee or "straw man", one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 2(4) of the Ordinance.
- 4) A signed copy of the Illinois Real Estate Transfer Declaration form must be sent to the Office of the Village Clerk, pursuant to Section 2 of the Ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
- 5) For additional information, please call the Village Clerk's Office at 386-8500, Monday thru Friday, 8:00 A.M. to 5:00 P.M.

Address of Property 7214 W. Oak Avenue, River Forest, ILL 60305  
 Permanent Property Index No. 15-12-205-024-1122  
 Date of Deed 6-30-94 Type of Deed Quit Claim

Full Actual Consideration (include amount of mortgage and value of liabilities assumed) 0  
 Amount of Tax (\$0.50 per \$1,000 or fraction thereof of full actual consideration) 0

**EXEMPTION APPROVED**  
 VILLAGE CLERK, RIVER FOREST  
 J. STEPIEN

Note: The Village of River Forest, Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. Those exemptions are enumerated in Sections 2b, 2f and 2g of the Ordinance which are printed on the reverse side of this form. To claim one of those exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the River Forest Real Estate Transfer Tax Ordinance by paragraph (a) 4 of Section 2 of said Ordinance.  
 Details for exemption claimed: (explain) transfer for no consideration

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

Grantor: (Please Print) J. Stepien 7214 W. Oak River Forest, IL 60305  
 (Seller)  
 Signature M. Christian, Agent Date Signed 7-8-94  
 (Selling Agent)

Grantee: (Please Print) D. Nowak 7214 W. Oak River Forest, IL 60305  
 (Buyer)  
 Signature M. Christian, Agent Date Signed 7-8-94  
 (Buying Agent)

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## EXEMPTIONS:

SECTION 2b: Pursuant to the description of the territory of River Forest Special Service Area Number One, the real estate transfer tax is not imposed on business, industrial and commercial properties.

SECTION 2l: The tax imposed by this Ordinance shall not apply to the following transactions, provided said transactions in each case is accompanied by a certificate setting forth the facts or such other certificate or record as the Village Clerk may require:

- (1) 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;
- (2) transactions in which the deeds secure debt or other obligations;
- (3) transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- (4) transactions in which the actual consideration is less than \$500;
- (5) transactions in which the deeds are tax deeds;
- (6) transactions in which the deeds are releases of property which is security for a debt or other obligation;
- (7) transactions in which the deeds are pursuant to a court decree;
- (8) transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (9) transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (10) transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one of the other shall not be exempt from the tax;
- (11) transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States; and
- (12) a transfer by lease.

SECTION 2g: The taxes imposed by this Ordinance shall not be imposed on or transferred by an Executor or Administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy. The tax provided by this Ordinance shall further be exempt where the transaction is affected 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 thereof, 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 to 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.

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QUIT CLAIM DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

THE GRANTOR, Janusz Stepien, a widower, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Dorota Nowak, of 7214 W. Oak Avenue, River Forest, Illinois 60305 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit Number 7214-3NE in River Forest Garden Apartments Condominium, as delineated on a survey of the following described real estate: Lots 1, 2, 3, 4, 5 and 6 in River Forest Land Association's Addition to River Forest in the Northeast 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded November 16, 1910, as Document 466334, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25502991, together with its undivided percentage interest in the common elements.

Permanent Index Number: 15-12-205-024-1122, Volume: 182

Property Address: 7214 W. Oak Avenue, River Forest, Illinois 60305

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

Dated this 30 day of JUNE 1994

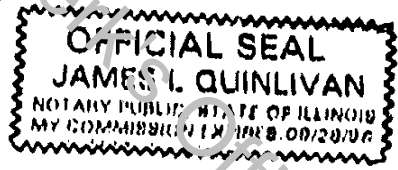
Janusz Stepien  
Janusz Stepien

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 Janusz Stepien, a widower, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under by hand and official seal, this 1 day of July 1994.

Commission expires 9.28 1996

James J. Quinlivan  
Notary Public



This instrument was prepared by Pellegrini & Cristiano, 327 West Chicago Avenue, Oak Park, IL 60302.

Mall To:  
~~Dorota Nowak~~  
~~7214 W. OAK AVE #3NE~~  
~~RIVER FOREST, IL 60305~~

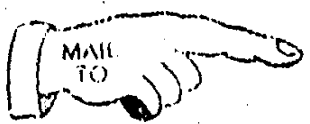
Send Subsequent Tax Bills To:  
Dorota Nowak 07/12/94  
7214 W. Oak Avenue-3NE  
River Forest, Illinois 60305

00003\*\*  
RECORDING  
MAILINGS  
94622227  
0010A

EXEMPTION APPROVED  
VILLAGE OF RIVER FOREST  
15109

Recorder's Office Box No: \_\_\_\_\_

COOK COUNTY  
RECORDER  
JESSE WHITE  
MAYWOOD OFFICE



PELLEGRINI & CRISTIANO  
327 W. CHICAGO AVE.  
OAK PARK, IL 60302

94622227

Exempt under Real Estate Transfer Act  
Section 1, Paragraph 2 and Cook County  
1-8-94  
Buyer, Seller or Representative

94622227  
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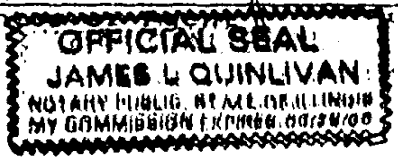
STATEMENT BY GRANTOR AND GRANTEE

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 June 30, 1994 Signature: [Signature]

Subscribed and sworn to before me by the said [Name] this 1 day of July 1994.

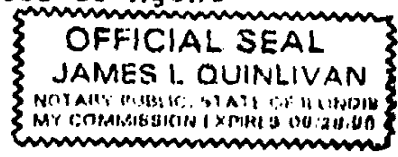
Notary Public [Signature]



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 July 1, 1994 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 1 day of July 1994.  
Notary Public [Signature]



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.)

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