

44
J.S.
cc

(08/11/15) : 00719

11-23-355-002

11-23-355-001



* 20151024931 13 *

20151024931

16

Filed for Record in
WINNEBAGO COUNTY, IL
NANCY MCPHERSON, RECORDER
08/11/2015 04:27:28PM

DEED

44.00

WARRANTY DEED

**City of Rockford
To
Amerock, LLC**

NOTE: This deed is being re-recorded to correct the legal description.

**After recording, return to:
Amerock, LLC
200 North Main St.
Oregon, WI 53575**



* 20151017676 10 *

20151017676

16

Filed for Record in
WINNEBAGO COUNTY, IL
NANCY MCPHERSON, RECORDER
06/12/2015 09:38:14AM

DEED 42.00
RHSP: 9.00

11-23-355-002

11-23-355-001

WARRANTY DEED

**THIS INDENTURE
WITNESSETH,**
that the Grantor,

CITY OF ROCKFORD

a municipal corporation
duly organized and existing
under and by virtue of the
laws of the State of Illinois
and duly authorized
to transact business in the
State where the following
described real estate is
located, for and in
consideration of the One
Dollar and other good and valuable Considerations in hand paid, receipt of which is hereby
acknowledged, CONVEYS and WARRANTS unto GRANTEE:

Recorder's note:
Document received with whiteout

250,000

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Dollar and other good and valuable Considerations in hand paid, receipt of which is hereby
acknowledged, CONVEYS and WARRANTS unto GRANTEE:

AMEROCK, LLC

a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of
the State of WI whose address is: 200 North Main St., Oregon, WI 53575

SEE ATTACHED LEGAL DESCRIPTIONS

Tax PINs: 11-23-355-002 and 11-23-355-001

Subject to easements and restrictions of record, taxes for the year 2015 and thereafter, and subject
to the terms and conditions contained in the attached "Preservation Covenant Language".

Dated this 19th day of May, 2015.

(Affix corporate seal here)

CITY OF ROCKFORD

Mayor

Attest:

Legal Director

STATE OF ILLINOIS }
 } SS.
COUNTY OF WINNEBAGO }

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Lawrence J. Morrissey, personally known to me to be the MAYOR (President) of the Corporation who is the grantor, and Patrick W. Hayes, personally known to me to be the LEGAL DIRECTOR (Secretary) of said corporation, and 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 severally acknowledged that as such MAYOR (President) and LEGAL DIRECTOR (Secretary) they signed and delivered the said instrument as MAYOR (President) and LEGAL DIRECTOR (Secretary) of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the board of Directors (City Council) of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 19th day of May, 2015.

Diane M Reed
NOTARY PUBLIC



Future Taxes to Grantee Address (X)

This instrument was prepared by:
City of Rockford Legal Department
425 East State Street
Rockford, IL 61104

Return this document to:
Amerock, LLC
200 North Main St.
Oregon, WI 53575

AFFIX TRANSFER STAMP
OR
"Exempt under provisions of Paragraph "B"
Section 4, Real Estate Transfer Tax Act.
5/19/2015 Pat Hill
Date Buyer, Seller or Representative

416 S. Main St., 11-23-355-002 ✓

Lts 5 + 6 + pt Lt 2 Blk 4
Lt 4 + pt Lt 3 Blk 4 - Also pt Voc
Alley Adj

THE SOUTHERLY 1/2 IN WIDTH OF LOT 2 AND ALL OF LOTS 3, 4, 5 AND 6 IN BLOCK 4 AS DESIGNATED UPON THE PLAT OF THAT PART OF THE TOWN (NOW CITY) OF ROCKFORD, ON THE WEST SIDE OF ROCK RIVER, PARTLY IN THE SOUTHEAST 1/4 OF SECTION 22 AND PARTLY IN THE WEST PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK E OF PLATS ON PAGE 224 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; TOGETHER WITH THAT PART OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN SAID BLOCK 4 EXTENDING FROM SOUTH MAIN STREET 156.42 FEET, (EXCEPTING THEREFROM THE PREMISES CONVEYED TO THE STATE OF ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF THE SOUTH 1/2 OF SAID LOT 2; THENCE SOUTH 60 DEGREES 01 MINUTES 17 SECONDS EAST ALONG THE NORTHERLY LINE OF THE SOUTHERLY 1/2 OF SAID LOT 2 A DISTANCE OF 57.72 FEET; THENCE SOUTH 61 DEGREES 03 MINUTES 21 SECONDS WEST 111.89 FEET TO THE WESTERLY LINE OF SAID BLOCK 4; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID BLOCK 4 A DISTANCE OF 95.83 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS

xxx S. Main St., 11-23-355-001 ✓

pt lts 1 + 2 Blk 4

THAT PART OF LOT 1 AND OF THE NORTHERLY 1/2 OF LOT 2 IN BLOCK 4 AS DESIGNATED UPON THE PLAT OF ORIGINAL TOWN (NOW CITY) OF ROCKFORD ON THE WEST SIDE OF ROCK RIVER, THE PLAT OF WHICH IS RECORDED IN BOOK E OF PLATS ON PAGE 224 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 1/2 OF SAID LOT 2 WHICH BEARS SOUTH 60 FEET 01 MINUTES 17 SECONDS EAST 57.72 FEET FROM THE SOUTHWESTERLY CORNER OF THE NORTHERLY 1/2 OF SAID LOT 2; THENCE NORTH 75 DEGREES 06 MINUTES 18 SECONDS EAST 111.03 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 60 DEGREES 00 MINUTES 05 SECONDS EAST 20.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 29 DEGREES 59 MINUTES 29 SECONDS WEST ALONG THE EASTERLY LINE OF SAID BLOCK 4 A DISTANCE OF 78.33 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 1/2 OF SAID LOT 2; THENCE NORTH 60 DEGREES 01 MINUTES 17 SECONDS WEST ALONG THE SOUTHERLY LINE OF THE NORTHERLY 1/2 OF SAID LOT 2 A DISTANCE OF 98.66 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

416 S. Main St., 11-23-355-002 ✓

Lts 5 + 6 + Pt Lt 2 Blk 4
Lt 4 + Pt Lt 3 Blk 4 - Also Pt
Vac Alley Adj

THE SOUTHERLY 1/2 IN WIDTH OF LOT 2 AND ALL OF LOTS 3, 4, 5 AND 6 IN BLOCK 4 AS DESIGNATED UPON THE PLAT OF THAT PART OF THE TOWN (NOW CITY) OF ROCKFORD, ON THE WEST SIDE OF ROCK RIVER, PARTLY IN THE SOUTHEAST 1/4 OF SECTION 22 AND PARTLY IN THE WEST PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK E OF PLATS ON PAGE 224 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; TOGETHER WITH THAT PART OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN SAID BLOCK 4 EXTENDING FROM SOUTH MAIN STREET 156.42 FEET, (EXCEPTING THEREFROM THE PREMISES CONVEYED TO THE STATE OF ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF THE SOUTH 1/2 OF SAID LOT 2; THENCE SOUTH 60 DEGREES 01 MINUTES 17 SECONDS EAST ALONG THE NORTHERLY LINE OF THE SOUTHERLY 1/2 OF SAID LOT 2 A DISTANCE OF 57.72 FEET; THENCE SOUTH 61 DEGREES 03 MINUTES 21 SECONDS WEST 111.89 FEET TO THE WESTERLY LINE OF SAID BLOCK 4; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID BLOCK 4 A DISTANCE OF 95.83 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS

xxx S. Main St., 11-23-355-001 ✓

Pt Lt 1 + 2 Blk 4
~~see record notice sent~~

THAT PART OF LOT 1 AND OF THE NORTHERLY 1/2 OF LOT 2 IN BLOCK 4 AS DESIGNATED UPON THE PLAT OF ORIGINAL TOWN (NOW CITY) OF ROCKFORD ON THE WEST SIDE OF ROCK RIVER, THE PLAT OF WHICH IS RECORDED IN BOOK E OF PLATS ON PAGE 224 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 1/2 OF SAID LOT 2 WHICH BEARS SOUTH 60 FEET 01 MINUTES 17 SECONDS EAST 57.72 FEET FROM THE SOUTHWESTERLY CORNER OF THE NORTHERLY 1/2 OF SAID LOT 2; THENCE NORTH 75 DEGREES 06 MINUTES 18 SECONDS EAST 111.03 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 60 DEGREES 00 MINUTES 05 SECONDS EAST 20.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 29 DEGREES 59 MINUTES 29 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 78.33 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 1/2 OF SAID LOT 2; THENCE NORTH 60 DEGREES 01 MINUTES 17 SECONDS WEST ALONG THE SOUTHERLY LINE OF THE NORTHERLY 1/2 OF SAID LOT 2 A DISTANCE OF 98.66 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS

PRESERVATION COVENANT

In consideration of the conveyance by the Grantor, City of Rockford, to the Grantee, Amerock, LLC, of certain real property located at 416 South Main Street in the City of Rockford of the County Winnebago, State of Illinois and legally defined as:

PARCEL 1: THE SOUTHERLY HALF (1/2) IN WIDTH OF LOT TWO (2) AND ALL OF LOTS THREE (3), FOUR (4), FIVE (5) AND SIX (6) IN BLOCK FOUR (4) AS DESIGNATED UPON THE PLAT OF THAT PART OF THE TOWN (NOW CITY) OF ROCKFORD, ON THE WEST SIDE OF ROCK RIVER, PARTLY IN THE SOUTHEAST QUARTER (1/4) OF SECTION 22, AND PARTLY IN THE WEST PART OF THE SOUTHWEST FRACTIONAL QUARTER (1/4) OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK E OF PLATS ON PAGE 224 IN THE RECORDERS OFFICE OF WINNEBAGO COUNTY ILLINOIS; AND ALSO THAT PART OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN SAID BLOCK FOUR (4) EXTENDING FROM SOUTH MAIN STREET, ONE HUNDRED FIFTY-SIX AND FORTY-TWO ONE HUNDREDTHS (156.42) FEET, EXCEPTING THEREFROM THE PREMISES CONVEYED TO THE STATE OF ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWESTERLY CORNER OF THE SOUTHERLY HALF (1/2) OF SAID LOT TWO (2), THENCE SOUTH, 60 DEGREES 01 MINUTES 17 SECONDS EAST, ALONG THE NORTHERLY LINE OF THE SOUTHERLY HALF (1/2) OF SAID LOT TWO (2), A DISTANCE OF 57.72 FEET; THENCE SOUTH, 61 DEGREES 03 MINUTES 21 SECONDS WEST, 111.89 FEET TO THE WESTERLY LINE OF SAID BLOCK FOUR (4); THENCE NORTH, 30 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID BLOCK FOUR (4), A DISTANCE OF 95.83 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS. AND PARCEL II; PART OF LOT ONE (1) AND PART OF THE NORTHERLY HALF (1/2) OF LOT TWO (2) IN BLOCK FOUR (4) AS DESIGNATED UPON THE PLAT OF ORIGINAL TOWN (NOW CITY) OF ROCKFORD ON THE WEST SIDE OF ROCK RIVER; BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY HALF (1/2) OF SAID LOT TWO (2) WHICH BEARS SOUTH 60 DEGREES 01 MINUTES 17 SECONDS EAST, 57.72 FEET FROM THE SOUTHWESTERLY CORNER OF THE NORTHERLY HALF (1/2) OF SAID LOT TWO (2); THENCE NORTH 75 DEGREES 06 MINUTES AND 18 SECONDS EAST, 111.03 FEET TO THE NORTHERLY LINE OF SAID LOT ONE (1); THENCE SOUTH, 60 DEGREES 00 MINUTES 05 SECONDS EAST, 20.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT ONE (1); THENCE SOUTH, 29 DEGREES 59 MINUTES 29 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT FOUR (4), A DISTANCE OF 78.33 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY HALF (1/2) OF SAID LOT TWO (2); THENCE NORTH 60 DEGREES 01 MINUTES 17 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE NORTHERLY HALF (1/2) OF SAID LOT TWO (2); A DISTANCE OF 98.66 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

Grantee agrees to abide by the following covenants and conditions:

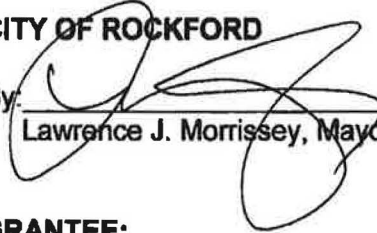
- (1) Upon transfer of the real estate, which is scheduled to occur on or about May 22, 2015 (the "Commencement Date"), the Grantee hereby covenants on behalf of itself, its heirs, successors and assigns at all times during the Term (as defined below) to restore, maintain and preserve this property in accordance with the recommended approaches of the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic buildings" (National Park Service, 1989) (the "Standards") in order to preserve those qualities that make this property eligible for listing on the National Register of Historic Places.
- (2) Until the date that is five (5) years after the Commencement Date, or until the date that constitutes the expiration of the five (5) year "recapture period" as prescribed by the Internal Revenue Service pursuant to §50 of the Internal Revenue Code of 1986, as amended, or whichever is later (the "Expiration Date"), except as otherwise permitted by the Standards, no construction shall be undertaken or permitted to be undertaken that would affect the historic features of the property without consultation with and the express permission of the Illinois Historic Preservation Agency (IHPA) or a fully authorized representative thereof, which such permission shall not be unreasonably withheld, conditioned, or delayed. Grantee shall provide IHPA with thirty (30) days to comment on any such proposed construction, alteration or rehabilitation. In the event that IHPA does not provide Grantee with any comments regarding any such proposed construction, alteration or rehabilitation within the aforementioned thirty (30) period, the approval thereof by IHPA shall be deemed granted without further action. All obligations under this Section 2 of the covenant shall expire as of the Expiration Date, unless sooner terminated as provided in Section 10 hereof.
- (3) From and after the Expiration Date through the remaining Term hereof, the Grantee shall notify IHPA or a fully authorized representative thereof of any construction, alteration or rehabilitation that would materially affect the historic features of the property. IHPA shall have the right, but not the obligation, to provide advisory comments on any such proposed construction, alteration or rehabilitation within thirty (30) days, it being understood and agreed that the approval of IHPA for any such proposed construction, alteration or rehabilitation shall in no event be required; and further, that in no event shall IHPA shall take any action that could in any way be deemed to interfere with or otherwise delay any efforts by Grantee to obtain any debt financing or equity investment for the subject property.
- (4) The IHPA shall be permitted at all reasonable times during normal business hours to inspect the property in order to ascertain if the above conditions are being met.
- (5) In the event of a violation of this covenant which is not cured after expiration of all applicable notice and cure periods, and in addition to any remedy now or hereafter provided by law, the IHPA may, following reasonable notice to the grantee, institute suit to enjoin said violation or to require the restoration of the property.

- (6) This covenant is binding on the grantee, its heirs, successors and assigns during the Term. All stipulations and covenants contained herein shall be inserted by the grantee verbatim or by express reference in any deed or other legal instrument by which the grantee divests itself of any interest in the property or any part thereof.
- (7) The failure of Grantor and/or the IHPA to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or use of such right or remedy at any other time.
- (8) This covenant shall be a binding servitude upon the property and shall be deemed to run with the land during the Term. Grantee's acceptance of this deed shall constitute conclusive evidence that the grantee agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.
- (9) The IHPA may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the grantee, its heirs, successors or assigns.
- (10) The term of this covenant (the "Term") shall commence as of the Commencement Date and shall continue until the date that is fifteen (15) years after the Commencement Date, except (a) with respect to the obligations described in Section 2 hereof or (b) in the event of the re-conveyance of the subject property from Amerock, LLC, a Wisconsin limited liability company, to the City of Rockford, an Illinois municipal corporation, in accordance with the terms and conditions of Section 4 of that certain First Amendment to Contract for Sale and Purchase, effective as of February 1, 2015, by and between Amerock, LLC, as buyer, and the City of Rockford, as seller, in which event this covenant shall terminate effective as of the date of such re-conveyance and shall then become null and void and be of no further force and effect automatically.
- (11) This covenant may be executed in counterparts, each of which shall be deemed an original and all of which shall be deemed one and the same instrument.

Signature Page Follows

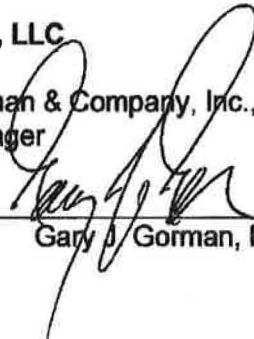
GRANTOR:

CITY OF ROCKFORD

By: 
Lawrence J. Morrissey, Mayor

GRANTEE:

AMEROCK, LLC

By: 
Gorman & Company, Inc.,
Manager

By: 
Gary J. Gorman, President

**ACCEPTED AND AGREED TO
AS OF _____, 2015**

ILLINOIS HISTORIC PRESERVATION AGENCY

By: _____
Amy Martin, Director

GRANTOR:


CITY OF ROCKFORD

By: _____
Lawrence J. Morrissey, Mayor

GRANTEE:

AMEROCK, LLC

By: Gorman & Company, Inc.,
Manager

By: 
Gary J. Gorman, President

**ACCEPTED AND AGREED TO
AS OF _____, 2015**

ILLINOIS HISTORIC PRESERVATION AGENCY

By: _____
Amy Martin, Director

GRANTOR:

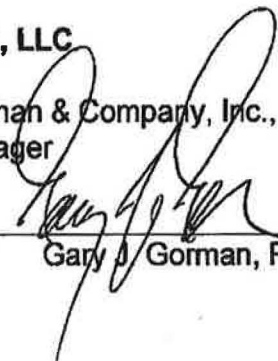
CITY OF ROCKFORD

By: _____
Lawrence J. Morrissey, Mayor

GRANTEE:

AMEROCK, LLC

By: Gorman & Company, Inc.,
Manager

By: 
Gary J. Gorman, President

**ACCEPTED AND AGREED TO
AS OF 5-27, 2015**

ILLINOIS HISTORIC PRESERVATION AGENCY

By: 
Amy Martin, Director

- ~~(6) This covenant is binding on the grantee, its heirs, successors and assigns during the Term. All stipulations and covenants contained herein shall be inserted by the grantee verbatim or by express reference in any deed or other legal instrument by which the grantee divests itself of any interest in the property or any part thereof.~~
- ~~(7) The failure of Grantor and/or the IHPA to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or use of such right or remedy at any other time.~~
- ~~(8) This covenant shall be a binding servitude upon the property and shall be deemed to run with the land during the Term. Grantee's acceptance of this deed shall constitute conclusive evidence that the grantee agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.~~
- ~~(9) The IHPA may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the grantee, its heirs, successors or assigns.~~
- ~~(10) The term of this covenant (the "Term") shall commence as of the Commencement Date and shall continue until the date that is fifteen (15) years after the Commencement Date, except (a) with respect to the obligations described in Section 2 hereof or (b) in the event of the re-conveyance of the subject property from Amerock, LLC, a Wisconsin limited liability company, to the City of Rockford, an Illinois municipal corporation, in accordance with the terms and conditions of Section 4 of that certain First Amendment to Contract for Sale and Purchase, effective as of February 1, 2015, by and between Amerock, LLC, as buyer, and the City of Rockford, as seller, in which event this covenant shall terminate effective as of the date of such re-conveyance and shall then become null and void and be of no further force and effect automatically.~~
- ~~(11) This covenant may be executed in counterparts, each of which shall be deemed an original and all of which shall be deemed one and the same instrument.~~

~~Signature Page Follows~~



PTAX-203 Illinois Real Estate Transfer Declaration

20151017676

Filed for Record in
WINNEBAGO COUNTY, IL
NANCY MCPHERSON, RECORDER
06/12/2015 09:38:14AM
DEED 42.00

Please read the instructions before completing this form.
This form can be completed electronically at tax.illinois.gov/retcd.

Step 1: Identify the property and sale information.

1 416 S. Main St. & xxx S. Main St.
Street address of property (or 911 address, if available)

Rockford 61101
City or village ZIP

Rockford
Township

2 Write the total number of parcels to be transferred. 2

3 Write the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a <u>11-23-355-002</u>	<u>.78 acres</u>
b <u>11-23-355-001</u>	<u>.16 acres</u>
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 0 / 5 / 20 1 5
Month Year

5 Type of instrument (Mark with an "X."): X Warranty deed
 _____ Quit claim deed _____ Executor deed _____ Trustee deed
 _____ Beneficial interest _____ Other (specify): _____

6 Yes X No Will the property be the buyer's principal residence?

7 Yes X No Was the property advertised for sale?
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.
 Current Intended (Mark only one item per column with an "X.")

a _____	Land/lot only
b _____	Residence (single-family, condominium, townhome, or duplex)
c _____	Mobile home residence
d _____	Apartment building (6 units or less) No. of units: _____
e _____	Apartment building (over 6 units) No. of units: _____
f _____	Office
g _____	Retail establishment
h _____	Commercial building (specify): _____
i <u>X</u>	Industrial building
j _____	Farm
k _____	Other (specify): <u>hotel</u>

Do not write in this area.
County Recorder's Office use.

County: _____

Date: _____

Doc. No.: _____

Vol.: _____

Page: _____

Received by: ML

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.
 Date of significant change: _____ / _____
 (Mark with an "X.")
 _____ Demolition/damage _____ Additions _____ Major remodeling
 _____ New construction _____ Other (specify): _____

10 Identify only the items that apply to this sale. (Mark with an "X.")

a _____	Fulfillment of installment contract — year contract initiated: _____
b _____	Sale between related individuals or corporate affiliates
c _____	Transfer of less than 100 percent interest
d _____	Court-ordered sale
e _____	Sale in lieu of foreclosure
f _____	Condemnation
g _____	Short sale
h _____	Bank REO (real estate owned)
i _____	Auction sale
j _____	Seller/buyer is a relocation company
k <u>X</u>	Seller/buyer is a financial institution or government agency
l _____	Buyer is a real estate investment trust
m _____	Buyer is a pension fund
n _____	Buyer is an adjacent property owner
o _____	Buyer is exercising an option to purchase
p _____	Trade of property (simultaneous)
q _____	Sale-leaseback
r _____	Other (specify): _____

s _____ Homestead exemptions on most recent tax bill:

1	General/Alternative	\$ _____
2	Senior Citizens	\$ _____
3	Senior Citizens Assessment Freeze	\$ _____

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11	Full actual consideration	\$ <u>250,000</u>
12a	Amount of personal property included in the purchase	\$ <u>0</u>
12b	Was the value of a mobile home included on Line 12a?	Yes <u>X</u> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	\$ <u>250,000</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	\$ <u>0</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	\$ <u>0</u>
16	If this transfer is exempt, use an "X" to identify the provision.	<u>X</u> b _____ k _____ m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	\$ <u>250,000</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	<u>exempt</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	\$ <u>exempt</u>
20	County tax stamps — multiply Line 18 by 0.25.	\$ <u>exempt</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	\$ <u>exempt</u>

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227