



# Village of Mount Prospect

Date of Filing with Village \_\_\_\_\_

Transfer Tax Stamp # \_\_\_\_\_

Village Cashier Signature \_\_\_\_\_

## REAL ESTATE TRANSFER TAX

Check Appropriate Box(es):

- ☐ Residential    ☐ Commercial    ☐ Multi-Unit: No. of Units \_\_\_\_\_
- ☐ Exemption

Recorder or Registrar's  
Deed No. \_\_\_\_\_

Date Recorded \_\_\_\_\_  
(For Recorder's Use Only)

### INSTRUCTIONS:

1. The liability for the payment of this tax shall be borne by the Grantee (Buyer) or Lessee.
2. This form must be filled out completely, signed by the grantee (Buyer or Buyer's Agent) or Lessee (Lessee's Agent), and presented to the Finance Department, 50 South Emerson Street, Mount Prospect, IL 60056, at the time of purchase of the real estate transfer tax stamps as required by the Village of Mount Prospect Real Estate Transfer Tax Ordinance. **If a signed copy of the Illinois Declaration form does not accompany this form at the time the transfer stamp is purchased, a legible copy of the executed sales contract must be provided and a signed copy of the Illinois Declaration form must be sent to the Finance Department,** pursuant to Section 8.810 of the Ordinance, by the Grantee (Buyer) within ten days after delivery of the deed or assignment of interest.
3. If the transaction is exempt, a copy of the executed deed must be attached. The stamps must be affixed to the deed, and this form attached, when the title is recorded. **NOTE:** The Village is not responsible for lost or stolen real estate transfer tax stamps.
4. 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 required must be stated on the declaration.
5. Before any property may be transferred and any stamps issued, the Finance Department must certify there are no outstanding Community Development violations, permit issues or other assessments against the property.
6. Long-term leases or similar contracts for a term of more than thirty years are subject to the tax.
7. A partial rebate of this tax is available to certain qualified individuals who previously paid the tax on a principal residence within the Village. Please see Section 8.804 of the Ordinance for further details.
8. For additional information, please contact the Finance Department at (847) 392-6000, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Address of Property \_\_\_\_\_ Street \_\_\_\_\_ Zip Code \_\_\_\_\_

Permanent Property Index Number \_\_\_\_\_

Date of Deed or Lease \_\_\_\_\_ Type of Deed \_\_\_\_\_ Scheduled Date of Closing \_\_\_\_\_

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed) \$ \_\_\_\_\_

AMOUNT OF TAX (\$3.00 per \$1,000 or fraction thereof of full value consideration) \$ \_\_\_\_\_

**EXEMPTIONS:** The Village of Mount Prospect Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 8.807 and 8.808 of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below and provide supporting documentation. **There is a \$15.00 processing fee for each exempt transaction.**

I hereby declare that this transaction is exempt from taxation under the Mount Prospect Real Estate Transfer Tax Ordinance by paragraph(s) \_\_\_\_\_ of Section \_\_\_\_\_ of said Ordinance.

Details for exemption claimed, including documentation provided: (explain) \_\_\_\_\_

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

Name (Grantee/Buyer) \_\_\_\_\_ Address (After Closing) \_\_\_\_\_ City \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone # \_\_\_\_\_ E-mail Address \_\_\_\_\_

Name (Grantee/Buyer) \_\_\_\_\_ Address (After Closing) \_\_\_\_\_ City \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone # \_\_\_\_\_ E-mail Address \_\_\_\_\_

Signature(s) \_\_\_\_\_ Date Signed \_\_\_\_\_

Section 8.807. The tax imposed by this Chapter shall not apply to the following transactions:

1. A governmental body is the grantee;
2. The document of transfer only assures that the property secures a debt or other obligation;
3. The document of transfer, without additional consideration, confirms, corrects, modifies or supplements a previously recorded document;
4. The actual consideration is less than five hundred dollars (\$500.00);
5. The deed is a tax deed;
6. The deed is a release of property which was security for a debt or other obligation;
7. A court ordered the transfer and no consideration was paid for the transfer. (If the decree is a decree of divorce, consideration shall be presumed according to Section 8.802 or unless satisfactory documentary evidence to the contrary is presented);
8. A transfer between a subsidiary corporation and a parent for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
9. An actual exchange of real property when both properties are within the Village limits, except that the money difference or money's worth paid for one or the other shall not be exempt from the tax;
10. Transfers subject to the imposition of a documentary stamp imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration;
11. Conveyances of partition;
12. Leasehold interests of a lessee occupying the premises as a residence;
13. Any leasehold interest the term of which is less than thirty (30) years.

8.808. Exemption for Wills, Guardianships and Conservatorships. No tax shall be imposed by this Article upon delivery or transfer in the following instances, provided however, that a declaration form is filed:

1. Transfers by will or intestacy;
2. A decedent to an executor or administrator;
3. A minor to a guardian or from a guardian to a ward upon attaining majority;
4. An incompetent to a conservator, or similar legal representative, or from a conservator, or similar legal representative to a former incompetent upon removal of disability;
5. A bank, trust company, financial institution, insurance company or other similar entity, or nominee, custodian, or trustee, 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, or upon redelivery or retransfer by any such transferee or successor;
6. A bankrupt person or a person in receivership to trustee or receiver, or upon redelivery or retransfer by any such trustee or receiver back to the bankrupt or person in receivership;
7. Trustee to a surviving, substitute, succeeding or additional trustee of the same trust;
8. Upon the death of a joint tenant or tenant by the entirety to the survivor or survivors.



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- ☒ Residential    ☐ Commercial    ☐ Multi-Unit: No. of Units \_\_\_\_\_  
☐ Exemption

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Deed No. \_\_\_\_\_  
Date Recorded \_\_\_\_\_  
(For Recorder's Use Only)

### INSTRUCTIONS:

1. The liability for the payment of this tax shall be borne by the Grantee (Buyer) or Lessee.
2. This form must be filled out completely, signed by the grantee (Buyer or Buyer's Agent) or Lessee (Lessee's Agent), and presented to the Finance Department, 50 South Emerson Street, Mount Prospect, IL 60056, at the time of purchase of the real estate transfer tax stamps as required by the Village of Mount Prospect Real Estate Transfer Tax Ordinance. If a signed copy of the Illinois Declaration form does not accompany this form at the time the transfer stamp is purchased, a legible copy of the executed sales contract must be provided. If the transaction is exempt, a copy of the executed deed must be attached. The stamps must be affixed to the deed, and this form attached, when the title is recorded. **NOTE:** The Village is not responsible for lost or stolen real estate transfer tax stamps.
3. 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 required must be stated on the declaration.
4. If the Illinois Declaration form is not presented at the time the stamp is purchased, then a signed copy of the Illinois Declaration form must be sent to the Finance Department, pursuant to Section 8.810 of the Ordinance, by the Grantee (Buyer) within ten days after delivery of the deed or assignment of interest.
5. All water and sewer charges and refuse bills attributable to the property, past due and current, and any other amounts due the Village by the current property owner must be paid prior to issuance of the tax stamp.
6. Long-term leases or similar contracts for a term of more than thirty years are subject to the tax.
7. A partial rebate of this tax is available to certain qualified individuals who previously paid the tax on a principal residence within the Village. Please see Section 8.804 of the Ordinance for further details.
8. For additional information, please contact the Finance Department at (847) 392-6000, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Address of Property 1707 E Seminole Street 60056 Zip Code

Permanent Property Index Number 03-24-303-025-0000

Date of Deed or Lease 5/16/16 Type of Deed Trustee's Warranty

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed) \$ 265,000.00  
AMOUNT OF TAX (\$3.00 per \$1,000 or fraction thereof of full value consideration) \$ 795.00

**EXEMPTIONS:** The Village of Mount Prospect Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 8.807 and 8.808 of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below and provide supporting documentation. **There is a \$15.00 processing fee for each exempt transaction.**

I hereby declare that this transaction is exempt from taxation under the Mount Prospect Real Estate Transfer Tax Ordinance by paragraph(s) \_\_\_\_\_ of Section \_\_\_\_\_ of said Ordinance.

Details for exemption claimed, including documentation provided: (explain) \_\_\_\_\_  
\_\_\_\_\_

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

V. JESSICA TRADER 516 JESSICA TRADER LN 1707 SEMINOLE LN MOUNT PROSPECT 60056  
Name (Grantee/Buyer) Address (After Closing) City Zip Code

V.  
Name (Grantee/Buyer) Address (After Closing) City Zip Code

Signature(s) Gracia Dragon [Signature] Date Signed 5-13-16

White - filing copy / Yellow-village copy



Declaration ID: 20160501600376

Status: Declaration Accepted  
Document No.: Not Recorded

State/County Stamp: Not Issued

**PTAX-203****Illinois Real Estate  
Transfer Declaration****Step 1: Identify the property and sale information.**

1 1707 SEMINOLE LN

Street address of property (or 911 address, if available)

MOUNT PROSPECT 60056-1668

City or village ZIP

Wheeling

Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

03-24-303-025-0000

Primary PIN

Lot size or  
acreage

Unit

No

Split  
Parcel

4 Date of instrument: 5/11/2016

Date

5 Type of instrument (Mark with an "X."): Warranty deed

Quit claim deed Executor deed ☒ Trustee deed

Beneficial interest Other (specify):

6 ☒ Yes \_\_\_ No Will the property be the buyer's principal residence?7 ☒ Yes \_\_\_ 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

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: 0

e \_\_\_ Apartment building (over 6 units) No. of units: 0

f \_\_\_ Office

g \_\_\_ Retail establishment

h \_\_\_ Commercial building (specify):

i \_\_\_ Industrial building

j \_\_\_ Farm

k \_\_\_ Other (specify):

9 Identify any significant physical changes in the property since  
January 1 of the previous year and enter the date of the  
change. Date of significant change: \_\_\_\_\_

Date

\_\_\_ Demolition/damage \_\_\_ Additions \_\_\_ Major remodeling

\_\_\_ New construction \_\_\_ Other (specify):

10 Identify only the items that apply to this sale.

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 \_\_\_ 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 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

**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

11 265,000.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20160501600376

Status: Declaration Accepted  
Document No.: Not Recorded

State/County Stamp: Not Issued

12b Was the value of a mobile home included on Line 12a?	12b	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13	265,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16 If this transfer is exempt, identify the provision.	16	<input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	265,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	530.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	265.00
20 County tax stamps — multiply Line 18 by 0.25.	20	132.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	397.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

**PARCEL 1:**

LOT 357 (EXCEPT THAT PART OF LOT 357 IN BRICKMAN MANOR THIRD ADDITION UNIT NO. THREE FALLING WITHIN THAT PART OF THE SOUTH WEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION 2638.10 FEET TO THE NORTH LINE THEREOF; THENCE RUNNING WEST ALONG SAID NORTH LINE 1918.35 FEET; THENCE SOUTHERLY ALONG A STRAIGHT LINE 2645.60 FEET TO A POINT IN THE SOUTH LINE OF SAID QUARTER SECTION 1915.64 FEET WEST OF THE SOUTH EAST CORNER OF SAID QUARTER SECTION; AND THENCE EAST ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING),

IN BRICKMAN MANOR THIRD ADDITION UNIT NO. THREE, BEING A SUBDIVISION IN THE SOUTH WEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 19, 1965, AS DOCUMENT NUMBER 2196194.

**PARCEL 2:**

THAT PART OF LOT 357 IN BRICKMAN MANOR THIRD ADDITION UNIT NO. THREE FALLING WITHIN THAT PART OF THE SOUTH WEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION 2638.10 FEET TO THE NORTH LINE THEREOF; THENCE RUNNING WEST ALONG SAID NORTH LINE 1918.35 FEET; THENCE SOUTHERLY ALONG A STRAIGHT LINE 2645.60 FEET TO A POINT IN THE SOUTH LINE OF SAID QUARTER SECTION 195.64 FEET WEST OF THE SOUTH EAST CORNER OF SAID QUARTER SECTION; AND THENCE EAST ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING,

IN BRICKMAN MANOR THIRD ADDITION UNIT NO. THREE, BEING A SUBDIVISION IN THE SOUTH WEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 19, 1965, AS DOCUMENT NUMBER 2196194.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer 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. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. 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.

**Seller Information**

SUCCESSOR CO-TRUSTEE UNDER THE MAZZARELL REAL ESTATE  
DECLARATION OF TRUST, DATED, OCTOBER 17, 2012

Seller's or trustee's name

406 DORSET ST

Seller's trust number (if applicable - not an SSN or FEIN)

PROSPECT HEIGHTS

IL

60070-1410



Declaration ID: 20160501600376

Status: Declaration Accepted  
Document No.: Not Recorded

State/County Stamp: Not Issued

Street address (after sale)	City	State	ZIP
847-255-2966	MOUNT PROSPECT	IL	60056-1668
Seller's daytime phone	Country		
Phone extension	USA		

☐ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

JAMES DRAPER

Buyer's or trustee's name	Buyer's trust number (if applicable - not an SSN or FEIN)
1707 E SEMINOLE LN	MOUNT PROSPECT
Street address (after sale)	City
847-322-0184	IL
Buyer's daytime phone	State
Phone extension	ZIP
	USA
	Country

☐ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

JAMES DRAPER	1707 E SEMINOLE LN	MOUNT PROSPECT	IL	60056-1668
Name or company	Street address	City	State	ZIP
		USA		
		Country		

**Preparer Information**

LAURA DIANDREA-IVERSEN - LAURA DI ANDREA-IVERSEN & ASSOCIATES	16 04 06	AFF1605412
Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
119 S EMERSON ST	MOUNT PROSPECT	IL
Street address	City	State
		ZIP
laura@iversenchicagolaw.com	312-377-0068	USA
Preparer's email address (if available)	Preparer's daytime phone	Country
	Phone extension	

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") ☐ Extended legal description ☐ Form PTAX-203-A  
☐ Itemized list of personal property ☐ Form PTAX-203-B

**To be completed by the Chief County Assessment Officer**

- |                                                                                                    |                                                                              |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>1</b> County Township Class Cook-Minor Code 1 Code 2                                            | <b>3</b> Year prior to sale                                                  |
| <b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale. | <b>4</b> Does the sale involve a mobile home assessed as real estate? Yes No |
| Land                                                                                               | <b>5</b> Comments                                                            |
| Buildings                                                                                          |                                                                              |
| Total                                                                                              |                                                                              |

Illinois Department of Revenue Use

Tab number