



\* 2 0 1 3 R 0 0 3 9 8 6 9 3 \*

**GENERAL WARRANTY DEED**

AFTER RECORDING PLEASE MAIL TO:

Barnett P. Ruttenberg  
824 Judson Avenue  
Highland Park, IL 60035

NAME AND ADDRESS OF TAXPAYER:

Openlands  
Attn: Land Preservation Director  
25 E. Washington St., Suite 1650  
Chicago, IL 60602

PHYLLIS K. WALTERS  
RECORDER-MCHENRY COUNTY, IL

**2013R0039869**

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RECORDING FEE 26.00

GIS FEE 15.00

STATE STAMP FEE 0.00

COUNTY STAMP FEE 0.00

RHSPS HOUSING FEE 9.00

THE GRANTOR, AMERICAN COMMUNITY BANK & TRUST, a banking association created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, and having its principal place of business at 1290 Lake Avenue, Woodstock, Illinois 60098, for and in consideration of TEN and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors, does REMISE, WARRANT AND CONVEY to OPENLANDS, an Illinois not-for-profit corporation, Grantee, whose address is 25 E. Washington Street, Suite 1650, Chicago, IL 60602, all interest in the following described Real Property situated in the County of McHenry, in the State of Illinois, to wit:

LOTS 1-52, (EXCEPTING LOTS 5, 6, 7, 9, 28, 29, 32, 33, 34, 35, 37 AND 48) IN TWIN CREEK ESTATES, BEING A SUBDIVISION OF PARTS OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2006 AS DOCUMENT 2006R0077106, CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 2006R0093141 AND PLAT OF AMENDMENT FOR LOTS 7 & 8 RECORDED AS 2007R0042171, IN MCHENRY COUNTY, ILLINOIS.

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 forever.

THIS CONVEYANCE IS FURTHER SUBJECT TO: General real estate taxes for the year 2013 not due and payable at the time of closing and subsequent years; building and building line, use and occupancy restrictions, conditions and covenants of record; zoning laws and ordinances of which there are no violations; recorded easements, if any; roads and highways; drainage ditches, feeders or laterals, if any.

Property Address: Lots located in Twin Creeks Estates Subdivision.

See attached Exhibit "A" for list of all Parcel Index Numbers

HT  
50.  
Mail to:  
HERITAGE TITLE COMPANY  
4405 Three Oaks Road  
Crystal Lake, IL 60014



Permanent Real Estate Index Number(s): 08-10-301-001; 08-10-301-002; 08-10-153-002; 08-10-153-001; 08-10-326-002; 08-10-326-004; 08-10-326-005; 08-10-326-006; 08-10-326-007; 08-10-326-008; 08-10-326-009; 08-10-402-001; 08-10-401-004; 08-10-401-003; 08-10-401-002; 08-10-401-001; 08-10-251-002; 08-10-251-001; 08-10-176-009; 08-10-176-008; 08-10-176-007; 08-10-176-006; 08-10-176-005; 08-10-176-002; 08-10-176-001; 08-10-152-001; 08-10-101-007; 08-10-151-002; 08-10-151-003; 08-10-151-004; 08-10-151-006; 08-10-151-007; 08-10-151-008; 08-10-151-005; 08-10-151-001; 08-10-101-008; 08-10-101-001; 08-10-101-003; 08-10-101-004; 08-10-101-005



# PTAX-203 Illinois Real Estate Transfer Declaration

PHYLLIS K. WALTERS  
RECORDER-MCHENRY COUNTY, IL

## 2013R0039869

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Please read the instructions before completing this form.  
This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

### Step 1: Identify the property and sale information.

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

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

RECORDING FEE 26.00  
GIS FEE 15.00  
STATE STAMP FEE 0.00  
COUNTY STAMP FEE 0.00  
RHSPS HOUSING FEE 9.00

1 LOTS LOCATED IN TWIN CREEKS ESTATE  
THOMAS DRIVE  
Street address of property (or 911 address, if available)  
GREENWOOD 60098  
City or village ZIP  
GREENWOOD  
Township

2 Write the total number of parcels to be transferred. 40

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

Property index number (PIN)	Lot size or acreage
a <u>08-10-400-011</u>	<u>114 ACRES</u>
b <u>SEE ATTACHED EXHIBIT "</u>	<u>CONSISTING OF</u>
c <u>-</u>	<u>40 LOTS</u>
d _____	_____

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

4 Date of instrument: 0 8 / 2 0 1 3  
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 X 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 (Mark **only one item per column** with an "X.")

- a X X 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 \_\_\_\_ Industrial building
- j \_\_\_\_ Farm
- k \_\_\_\_ Other (specify): \_\_\_\_\_

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: \_\_\_\_\_ / \_\_\_\_\_  
Month Year

(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 X Bank REO (real estate owned)
- i \_\_\_\_ Auction sale
- j \_\_\_\_ Seller/buyer is a relocation company
- k X 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	\$	<u>950,000.00</u>
12a	Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
12b	Was the value of a mobile home included on Line 12a?	12b		<u>Yes</u> <u>X</u> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>950,000.00</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	14	\$	<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0.00</u>
16	If this transfer is exempt, use an "X" to identify the provision.	16		<u>X</u> b ____ k ____ m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>0.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18		<u>0.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>0.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>0.00</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>0.00</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

**Step 3: Write the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

LOTS 1-52, (EXCEPTING LOTS 5, 6, 7, 9, 28, 29, 32, 33, 34, 35, 37 AND 48) IN TWIN CREEK ESTATES, BEING A SUBDIVISION OF PARTS OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2006 AS DOCUMENT 2006R0077106, CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 2006R0093141 AND PLAT OF AMENDMENT FOR LOTS 7 & 8 RECORDED AS 2007R0042171, IN MCHENRY COUNTY, ILLINOIS.

**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 (Please print.)**

AMERICAN COMMUNITY BANK & TRUST  
 Seller's or trustee's name  
 1290 LAKE AVENUE  
 Street address (after sale)  
 Seller's or agent's signature: *[Signature] - EUP*  
 Seller's trust number (if applicable - not an SSN or FEIN)  
 WOODSTOCK IL 60098  
 City State ZIP  
 ( 815 ) 338-2300 Ext.  
 Seller's daytime phone

**Buyer Information (Please print.)**

OPENLANDS  
 Buyer's or trustee's name  
 25 E WASHINGTON ST, #1650  
 Street address (after sale)  
 Buyer's or agent's signature: *[Signature]*  
 Buyer's trust number (if applicable - not an SSN or FEIN)  
 CHICAGO IL 60602  
 City State ZIP  
 ( 224 ) 456-7209 Ext.  
 Buyer's daytime phone

**Mail tax bill to:**

OPENLANDS 25 E WASHINGTON ST, #1650 CHICAGO IL 60602  
 Name or company Street address City State ZIP

**Preparer Information (Please print.)**

MARK SALADIN  
 Preparer's and company's name  
 40 BRINK STREET  
 Street address  
 Preparer's signature: *[Signature]*  
 msaladin@zcvlaw.com  
 Preparer's e-mail address (if available)  
 Preparer's file number (if applicable)  
 CRYSTAL LAKE IL 60014/  
 City State ZIP  
 ( 815 ) 459-8800 Ext.  
 Preparer's daytime phone

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**

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

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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Permanent Real Estate Index Number(s): 08-10-301-001; 08-10-301-002; 08-10-153-002; 08-10-153-001; 08-10-326-002; 08-10-326-004; 08-10-326-005; 08-10-326-006; 08-10-326-007; 08-10-326-008; 08-10-326-009; 08-10-402-001; 08-10-401-004; 08-10-401-003; 08-10-401-002; 08-10-401-001; 08-10-251-002; 08-10-251-001; 08-10-176-009; 08-10-176-008; 08-10-176-007; 08-10-176-006; 08-10-176-005; 08-10-176-002; 08-10-176-001; 08-10-152-001; 08-10-101-007; 08-10-151-002; 08-10-151-003; 08-10-151-004; 08-10-151-006; 08-10-151-007; 08-10-151-008; 08-10-151-005; 08-10-151-001; 08-10-101-008; 08-10-101-001; 08-10-101-003; 08-10-101-004; 08-10-101-005