

MV (4)



PHYLLIS K. WALTERS
RECORDER-MCHENRY COUNTY, IL

2015R0019080

06/01/2015 04:30PM PAGES 4
RECORDING FEE 26.00
GIS FEE 15.00
STATE STAMP FEE 0.00
COUNTY STAMP FEE 0.00
RHSPS HOUSING FEE 9.00

After Recording Return to:
1546077
Trish M. Krajniak, Esq.
Richard J. Nakon & Associates
121 East Liberty Street
Wauconda, IL 60084

SPECIAL WARRANTY
DEED

(Space Above This Line for Recording Data)

GRANTOR, OPENLANDS, an Illinois not for profit corporation, whose principal place of business is 25 East Washington Street, Suite 1650, Chicago, Illinois 60602, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANT unto CHRISTOPHER M. GALLIVAN and NINA S. GALLIVAN, as joint tenants, whose address is 334 Mc Henry Ave., Woodstock, Illinois 60098, all its right, title and interest in and to the following described real estate situated in the, County of Mc Henry, and State of Illinois and set forth on Exhibit A hereto, subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, (c) any encroachment as shown on survey and (d) those matters shown on Exhibit B hereto.

And the grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done or 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.

Dated this 28 day of May, 2015

OPENLANDS, an Illinois not for profit corporation

By: [Signature]
Name: GERALD W. ADLMANN
Its: PRESIDENT & CEO

Exempt under provisions of Paragraph b
Section: 31-45, Property Tax Code.
5-28-15 [Signature]
Date Buyer, Seller or Representative

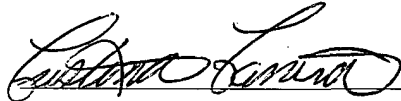
HT
50.-

ACKNOWLEDGMENT

County of Cook)
) SS.
State of Illinois)

The undersigned, a notary public in and for the above county and state, certifies that GERALD W. ADRIANO, JR. known to me to be the same person whose name is subscribed to the within instrument and the PRES & CEO and authorized agent of Openlands, who acknowledged to me that he executed the same in his capacity and on behalf of said entity, appeared before me and acknowledged signing and delivering the instrument as his and its free and voluntary act, for the uses and purposes therein set forth herein.

Dated: 5/27/15

 (SEAL)
Signature of Notary Public

My commission expires 4/30/19

Prepared by:

Barnett P. Ruttenberg,
Attorney at Law
824 Judson Ave.
Highland Park, IL 60035

Send Tax Bills To:
Chris and Lina Gallivan
334 McHenry Ave
Woodstock, IL 60098



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

Exhibit A

**LOT 1 IN TWIN CREEKS 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 AND
CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 2006R0093141, IN MCHENRY
COUNTY, ILLINOIS**

Pin: 08-10-301-001

GREENWOOD TOWNSHIP

EXHIBIT B

PERMISSIBLE EXCEPTIONS

- a. General real estate taxes for 2015 and subsequent years;
- b. Rights of way for drainage tiles, ditches, feeders, and laterals, if any;
- c. Rights of the public, the State of Illinois, and the municipality, if any, in and to any part of the Real Estate falling in roads or highways, streets or alleys;
- d. Rights of adjoining owners to the uninterrupted flow of any stream which may cross the Real Estate;
- e. Covenants, conditions, and restrictions of record; and
- f. Easements of record.



PTAX-203

Illinois Real Estate Transfer Declaration

PHYLLIS K. WALTERS
RECORDER-MCHENRY COUNTY, IL
2015R0019080

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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

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

Step 1: Identify the property and sale information.

1 LOT 1 Twin Creeks

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

Greenwood IL 60088

City or village

ZIP

Greenwood

Township

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

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

Parcel identifying number	Lot size or acreage
a <u>08-10-301-001</u>	<u>7.346 acres</u>
b _____	_____
c _____	_____
d _____	_____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: 05/20/15

Month

Year

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 (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 _____ 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: _____ / _____ / _____

(Mark with an "X.")

Month

Year

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 _____ Auction sale
- h _____ Seller/buyer is a relocation company
- i _____ Seller/buyer is a financial institution or government agency
- j _____ Buyer is a real estate investment trust
- k _____ Buyer is a pension fund
- l _____ Buyer is an adjacent property owner
- m _____ Buyer is exercising an option to purchase
- n _____ Trade of property (simultaneous)
- o _____ Sale-leaseback
- p _____ Other (specify): _____
- q _____ 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 11 \$ 31,500.00
- 12a Amount of personal property included in the purchase 12a \$ 0
- 12b Was the value of a mobile home included on Line 12a? 12b Yes No
- 13 Subtract Line 12a from Line 11. This is the net consideration for real property. 13 \$ 31,500.00
- 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
- 15 Outstanding mortgage amount to which the transferred real property remains subject 15 \$ _____
- 16 If this transfer is exempt, use an "X" to identify the provision. 16 b k m
- 17 Subtract Lines 14 and 15 from Line 13. **This is the net consideration subject to transfer tax.** 17 \$ 31,500.00
- 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). 18 \$ 0
- 19 Illinois tax stamps — multiply Line 18 by 0.50. 19 \$ 0
- 20 County tax stamps — multiply Line 18 by 0.25. 20 \$ 0
- 21 Add Lines 19 and 20. **This is the total amount of transfer tax due.** 21 \$ 0

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 parcel identifiers and lots sizes or acreage from Step 1, Line 3.

see attached

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.)

OPENC LANDS
 Seller's or trustee's name _____
 Street address (after sale) 25 E Washington St suite 1650 Chicago IL 60602
 Seller's or agent's signature _____
 Seller's trust number (if applicable - not an SSN or FEIN) _____
 City State ZIP
 (312) 863-6274
 Seller's daytime phone

Buyer Information (Please print.)

Christopher M. and Dina S. Gallian
 Buyer's or trustee's name _____
 Street address (after sale) 334 McHenry Ave Woodstock IL 60098
 Buyer's or agent's signature _____
 Buyer's trust number (if applicable - not an SSN or FEIN) _____
 City State ZIP
 (847) 576-0026
 Buyer's daytime phone

Mail tax bill to:

Chase Dina Gallian 334 McHenry Ave. Woodstock IL 60098
 Name or company Street address City State ZIP

Preparer Information (Please print.)

Baird Ruttenberg
 Preparer's and company's name _____
 Street address 824 Judson Highland Park IL 60035
 Preparer's signature _____
 Preparer's e-mail address (if available) bruttenberg@marcorperty.com
 Preparer's file number (if applicable) _____
 City State ZIP
 (224) 456 7209
 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					
1	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land				
	Buildings				
	Total				
3	Year prior to sale _____				
4	Does the sale involve a mobile home assessed as real estate? Yes No				
5	Comments				
Illinois Department of Revenue Use			Tab number		

*Heritage Title Company of McHenry, Inc.
4405 3 Oaks Road
Crystal Lake, IL 60014
Authorized Agent of Old Republic National Title Insurance Company*

File No. 1546677M

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**LOT 1 IN TWIN CREEK ESTATES, BEING A SUBDIVISION OF PARTS OF SECTION 10, TOWNSHIP 45 NORTH,
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Greenwood Township**