

1343220M
SPECIAL WARRANTY DEED

AFTER RECORDING PLEASE MAIL TO:

Steven L. Nicholas
 Law Office of Earl J. Roloff
 1060 Lake Street
 Hanover Park, IL 60133

NAME AND ADDRESS OF TAXPAYER:

Roger Heroux & Kathryn Heroux
 4200 Thomas Dr.
 Woodstock, IL 60098



PHYLLIS K. WALTERS
 RECORDER-MCHENRY COUNTY, IL

2013R0021750

04/29/2013 03:43PM PAGES 2

RECORDING FEE 26.00

GIS FEE 15.00

STATE STAMP FEE 229.00

COUNTY STAMP FEE 114.50

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, RELEASE, ALIEN AND CONVEY to ROGER HEROUX and KATHRYN HEROUX, husband and wife, Grantees, not as tenants in common, but as joint tenancy, all interest in the following described Real Property situated in the County of McHenry, in the State of Illinois, to wit:

Lots 32, 33 and 34 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 2006R007706 and Certificate of Correction recorded as Document 2006R0093141, in McHenry County, Illinois.

PIN: 08-10-152-003, 08-10-152-004 and 08-10-152-005

Together with the hereditaments and appurtenances pertaining to such real property, and the reversion and reversions, remainder and remainders, rents, issues, and profits of such real property, and all the estate, right, title, interest, claim, or demand of Grantor in and to such real property, have and to hold the above-described real property, to Grantee, its successors and assigns forever.

Grantor, for itself and its successors, further covenants, promises and agrees with Grantee, its successors and assigns, that it has not done or suffered to be done anything so that the real property is or may be in any manner encumbered or charged except as set forth in this Deed, and covenants further that it will warrant and defend the property only against matters done or suffered by Grantor.

THIS CONVEYANCE IS FURTHER SUBJECT TO: General real estate taxes for the year 2012 not due and payable at the time of closing and subsequent years; covenants, conditions, ordinances, easements, restrictions of record; roads and highways, if any; building lines; building and zoning laws and ordinances; drainage ditches, tiles, feeders and laterals, if any; wetland buffers, if any; rights of adjoining owners to the uninterrupted flow of any streams.

TO HAVE AND TO HOLD said premises forever.

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

HT
 50⁰²

Permanent Index Number: 08-10-152-003, 08-10-152-004 and 08-10-152-005

Property Address: 4200 Thomas Drive, Woodstock, Illinois 60098

THE GRANTOR has caused this instrument to be signed by its Executive Vice President on the date set forth below.

DATED this 25th day of April, 2013.

AMERICAN COMMUNITY BANK & TRUST,
an Illinois banking association

By: 

Rick Francois
Its Executive Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, the undersigned, a Notary Public, in and for the County and STATE aforesaid, DO HEREBY CERTIFY, that Rick Francois, personally known to me to be the Executive Vice President of AMERICAN COMMUNITY BANK & TRUST, and 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 severally acknowledged that as such, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said Bank, as his free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of April, 2013.



My Commission expires on _____.

Prepared by:
Mark S. Saladin
Zanck, Coen, Wright & Saladin, P.C.
40 Brink Street
Crystal Lake, IL 60014



PTAX-203

Illinois Real Estate Transfer Declaration

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 4200 THOMAS DRIVE

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

WOODSTOCK

60098

City or village

ZIP

GREENWOOD

Township

2 Write the total number of parcels to be transferred. 3

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

Property index number (PIN)

Lot size or acreage

a 08-10-152-003

310 x 139

b 08-10-152-004

348 x 247

c 08-10-152-005

388 x 232

d _____

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

4 Date of instrument: 0 / 4 / 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 X Yes _____ 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 _____ Land/lot only

b X X 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): _____

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 \$ 229,000.00

12a Amount of personal property included in the purchase

12a \$ 0.00

12b Was the value of a mobile home included on Line 12a?

12b Yes X No

13 Subtract Line 12a from Line 11. This is the net consideration for real property.

13 \$ 229,000.00

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, 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 \$ 229,000.00

18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).

18 458.00

19 Illinois tax stamps — multiply Line 18 by 0.50.

19 \$ 229.00

20 County tax stamps — multiply Line 18 by 0.25.

20 \$ 114.50

21 Add Lines 19 and 20. **This is the total amount of transfer tax due.**

21 \$ 343.50

PHYLLIS K. WALTERS
RECORDER-MCHENRY COUNTY, IL
2013R0021750

04/29/2013 03:43PM PAGES 2

County:

Date:

RECORDING FEE 26.00

GIS FEE 15.00

Doc. No.:

STATE STAMP FEE 229.00

Vol.:

COUNTY STAMP FEE 114.50

RHSPS HOUSING FEE 9.00

Page:

Received by:

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 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 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 32, 33 AND 34 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 2006R007706 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 2006R0093141, 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

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.)

ROGER HEROUX AND KATHRYN HEROUX

Buyer's or trustee's name

X 4200 Thomas Drive Woodstock, IL 60098

Street address (after sale)

Buyer's or agent's signature

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

IL

City State ZIP

X (847) 858 4785 Ext.

Buyer's daytime phone

Mail tax bill to:

ROGER & KATHRYN HEROUX 4200 THOMAS DR.

Name or company

Street address

WOODSTOCK IL 60098

City State ZIP

Preparer Information (Please print.)

MARK S. SALADIN

Preparer's and company's name

40 BRINK ST.

Street address

Preparer's 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	
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
<div>Illinois Department of Revenue Use</div> <div>Tab number</div>	