



RIVER FOREST Real Estate Transfer Tax

RECORDER DEED NO. _____ DATE RECORDED _____ <i>(For Recorder's Use Only)</i>

Check One: DECLARATION EXEMPTION

INSTRUCTIONS:

- 1) Completing the Form.** This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village of River Forest Village Clerk, 400 Park Ave, River Forest, Illinois, or other designated agent of the Village Clerk, at the time of purchase of real estate transfer stamps as required by the River Forest Real Estate Transfer Tax Ordinance in Title 11 of the Village of River Forest Village Code ("Ordinance"). The stamps must be affixed to the deed or other instrument subject to the Ordinance, and this form attached, when the deed or other instrument subject to the Ordinance is presented for recording with the Cook County Recorder of Deeds office.
- 2) Full Actual Consideration.** The full actual amount of consideration of the transaction is the amount upon which the transfer tax is calculated. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on this declaration.
- 3) Payments Required.** No stamps will be issued until all water, sewer, refuse assessments, judgments from the Ordinance Enforcement Department, liens, encumbrances, and other debts due and owing to the Village, whether attached to the property or owed by the grantor or seller, are paid in full for the property, per Section 11-2-2(C) of the Ordinance.
- 4) Transfer Declaration Form.** A signed copy of the Illinois Real Estate Transfer Declaration form must be given to the Village Clerk, pursuant to Section 11-2-2(I) of the Ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten (10) days after delivery of the deed or assignment of beneficial interest, or at the time of payment of the tax herein imposed, whichever occurs first.
- 5) Additional Information.** For additional information, please call Village Hall at (708) 366-8500.

Address of Property _____
Street Zip Code

Property Permanent Index No. _____

Date of Deed _____ **Type of Deed** _____

Full Actual Consideration (include amount of mortgage and value of liabilities assumed)	\$ _____
Amount of Tax (\$1.00 per \$1,000 or fraction thereof of full actual consideration)	\$ _____

Note: The Ordinance specifically exempts certain transactions from taxation, such as in cases involving an intermediary buyer, nominee or "straw man," where one declaration form must be prepared for each deed that is to be recorded. These transactions may be exempt under Section 11-2-2(F) of the Ordinance. These exemptions are listed in Sections 11-2-2(B), (F) and (G) of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the River Forest Real Estate Transfer Tax Ordinance by paragraph(s) _____ of Section 11-2-2 of said Ordinance.

Details for exemption claimed: *(explain and attach additional page(s) if needed)* _____

We hereby declare, verify and affirm the facts contained in this declaration to be true and correct.

Grantor:
(Seller) _____
Name (Please print.) Address Zip Code

Signature _____ Date Signed _____ Seller's Email _____
Seller or Agent

Grantee:
(Buyer) _____
Name (Please print.) Address Zip Code

Signature _____ Date Signed _____
Buyer or Agent

EXEMPTIONS:

SECTION 11-2-2(B): Pursuant to the description of the territory of River Forest Special Service Area Number One, the real estate transfer tax is not imposed on business, industrial and commercial properties.

SECTION 11-2-2(F): The tax imposed by this Ordinance shall not apply to the following transactions, provided said transactions in each case is accompanied by a certificate setting forth the facts or such other certificate or record as the Village Clerk may require:

- (1) transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes;
- (2) transactions in which the deeds secure debt or other obligations;
- (3) transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- (4) transactions in which the actual consideration is less than \$500;
- (5) transactions in which the deeds are tax deeds;
- (6) transactions in which the deeds are releases of property which is security for a debt or other obligation;
- (7) transactions in which the deeds are pursuant to a court decree;
- (8) transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (9) transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (10) transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one of the other shall not be exempt from the tax;
- (11) transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States; and
- (12) a transfer by lease.

SECTION 11-2-2(G): The taxes imposed by this Ordinance shall not be imposed on or transferred by an Executor or Administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy. The tax provided by this Ordinance shall further be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances:

- (1) From a decedent to his executor or administrator;
- (2) From a minor to his guardian or from a guardian to his ward upon attaining majority;
- (3) From an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal of disability;
- (4) From a bank, trust company, financial institution, insurance company, or other similar entity, or nominee, custodian, or trustee therefor, 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, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (5) From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (6) From a transferee under paragraphs (1) to (5), inclusive, to his successor acting in the same capacity, or from one such successor to another;
- (7) From a foreign country or national thereof to the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the president of the United States by Section 5 (b) of the Trading with the Enemy Act (40 Stat. 415), as amended by the First War Powers Act (55 Stat. 839);
- (8) From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
- (9) Upon the death of a joint tenant or tenant by the entirety, to the survivor or survivors.