

FACSIMILE
ASSIGNMENT OF BENEFICIAL INTEREST
FOR PURPOSES OF RECORDING

Date _____

FOR VALUE RECEIVED, the assignor(s) hereby sell, assign, transfer, and set over unto assignee(s), all of the assignor's rights, power, privileges, and beneficial interest in and to that certain trust agreement dated the _____ day of _____, A.D. _____, and known as _____ Trust No. _____ including all interest in the property held subject to said trust agreement.

The real property constituting the corpus of the land trust is located in the municipality(ies) of _____ in the county(ies) of _____, Illinois.

Exempt under the provisions of paragraph _____, Section _____ Real Estate Transfer Tax Law (See reverse side for exemptions).

Signature _____ Date _____

Not Exempt—Affix transfer tax stamps below.

This instrument prepared by:

This document should be mailed to:

Filing Instructions:

- 1) Record this document with the Recorder of the county in which the real estate held by this trust is located.
- 2) Deliver the recorded original or a stamped copy to the trustee along with the original assignment to be lodged.

**REAL ESTATE TRANSFER TAX LAW
ILCS 200/31-45**

EXEMPTIONS

§ 31-45. Exemptions. The following deeds or trust documents shall be exempt from the provisions of this Article except as provided in this Section:

(a) Deeds representing real estate transfers made before January 1, 1968, but recorded after that date and trust documents executed before January 1, 1986, but recorded after that date.

(b) Deeds to or trust documents relating to (1) property acquired by any governmental body or from any governmental body, (2) property or interests transferred between governmental bodies, or (3) property acquired by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes. However, deeds or trust documents, other than those in which the Administrator of Veterans Affairs of the United States is the grantee pursuant to a foreclosure proceeding, shall not be exempt from filing the declaration.

(c) Deeds or trust documents that secure debt or other obligation.

(d) Deeds or trust documents that, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded.

(e) Deeds or trust documents where the actual consideration is less than \$100.

(f) Tax deeds.

(g) Deeds or trust documents that release property that is security for a debt or other obligation.

(h) Deeds of partition.

(i) Deeds or trust documents made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations under plans of reorganization under the Federal Internal Revenue Code¹ or Title 11 of the Federal Bankruptcy Act.²

(j) Deeds or trust documents made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.

(k) Deeds when there is an actual exchange of real estate and trust documents when there is an actual exchange of beneficial interest, except that that money difference or money's worth paid from one to the other is not exempt from the tax.

(l) Deeds issued to a holder of a mortgage, as defined in Section 15-103 of the Code of Civil Procedure,³ pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.

(m) A deed or trust document related to the purchase of a principal residence by a participant in the program authorized by the Home Ownership Made Easy Act,⁴ except that those deeds and trust documents shall not be exempt from filing the declaration.

P.A. 88-455, Art. 31, § 31-45, eff. Jan. 1, 1994.

¹26 U.S.C.A. § 1 et seq.

²11 U.S.C.A. § 101 et seq.

³735 ILCS 5/15-103.

⁴310 ILCS 55/1 et seq.