

# CITY OF HARVEY



## EXEMPT TRANSFER STAMP REQUIREMENTS

(Revised August 2019)

**EXAMPLES OF TRANSFER TAX EXEMPTIONS**

- **QUIT CLAIM DEEDS** *Note: All parties to the Quit Claim Deed **must** be present with a valid ID. If unable to be present, written and legal Power of Attorney must be granted to the individual(s) present.*
- **FORECLOSURE and HUD PROPERTY DEEDS** *(Exemption does not always apply for these deeds.)*
- **REFINANCED PROPERTIES** *Note: A letter on the Lender's letterhead stating the property is **only** being refinanced is **required**.*
- **TAX DEEDS**
- **TRUST DEEDS** *Note: No Point-of- Sale Inspection is required until the property is sold.*
- **JUDICIAL DEEDS**

**EXEMPT TRANSFER STAMP CHECKLIST**

- STEP 1:** Pay for **POINT-OF-SALE INSPECTION REPORT** *(Issued by Planning Dept.) – **Note:** Inspections are required for all properties changing ownership.*
- STEP 2:** Request a **WATER VERIFICATION FORM** *(Issued by Water Dept.) – **Note:** Seller must obtain a Water Verification Form prior to transfer of property, which will only be issued after a final water bill reading has been completed **and** all outstanding balances have been paid. **Request document at least 72 hours prior to closing as there may be a 48-hour waiting period on final readings. Note: Good for 30days after reading.***
- STEP 3:** Bring the following documents to the Planning Department, fully completed and notarized, if applicable. **ALL SIGNATURES ON FORMS MUST BE ORIGINAL!**
- REAL ESTATE TRANSFER DECLARATION FORM** *(attached)*
  - DEED** – *Copy of the deed to be executed at closing with the Buyer's name listed **or** a copy of an Illinois Transfer Declaration.*
  - CERTIFICATE OF EXEMPTION** *(attached) – Copy of contract showing Buyer's name and signature/initials and final sales price.*
  - AS-IS AFFIDAVIT** *(attached) – Document must be signed by buyer and notarized.*
  - BUYER'S VERIFICATION FORM** *(attached) – Document must be signed by buyer and notarized. Properties may be sold "as is" , but the buyer must have a signed and notarized letter acknowledging that all work (permits if needed must be applied for before any work can commence at the property) must be completed before any Certificate of Occupancy will be issued for the property.*
  - CLEARANCE FORM** *(attached) – Bottom portion of form is completed by Planning Dept. and lists outstanding housing fines that must be paid prior to issuance of Transfer Stamp.*

**COST OF EXEMPT TRANSFER STAMP**

**An Exempt Transfer Stamp costs \$60.00.** *Note: The party that comes in to purchase the Exempt Transfer Stamp must have all of the required documentation listed above **and** must pay for Exempt Transfer Stamp **plus** any permit fees. **This is a one time transaction.** One party cannot come in and pay one half of the Exempt Transfer Stamp fees and the other party pays the balance at a later date. **All fees must be paid at the same time...no exceptions!***

**PAYMENT OPTIONS**

Cash, cashier checks, and credit cards as are accepted forms of payment for Inspections, Permits and Transfer Stamps. *Note: A valid driver's license or State of Illinois I.D. must be presented for checks. A working home phone number must also be provided. **No Cell Phone Numbers Accepted.***

**INSPECTION AND BUILDING PERMIT INFORMATION AND INSTRUCTIONS**

- A. Prior to purchasing Transfer Stamps, the Seller **must** order a Point of Sale Inspection. A completed Point of Sale Inspection application **cannot be mailed or faxed – it must be filled out in person.** Point of Sale Inspection fees are as follows:

- \$ 150.00 for one to two units
- \$ 25.00 for each additional unit
- \$300.00 for all commercial property

*Note: A Point-of-Sale Inspection report may take up to **five (5) business days** from the date of inspection to be completed. Once a Point-of-Sale Inspection is completed, the Seller must make sure the Buyer receives a copy of the inspection report.*

- B. The Buyer **must** submit a notarized As-Is Affidavit and a notarized Buyer's Verification (both attached) to certify Buyer's information and knowledge of violations and intent to make repairs.
- C. The Buyer must apply and pay for a Building Permit. The permit scope and cost must be determined based on violations listed in the Point of Sale Inspection Report. An estimate from a building supply store or a licensed contractor will be useful in estimating cost.
- o The Buyer should apply for a Building Permit at least **5 days prior to closing.** Building Permits will be issued within 72 hours of application – no same day permits will be issued. Estimates of work and material costs **must** be attached to permit applications. Dumpsters are required for most all repairs and a dumpster receipt or a copy of a dump truck vehicle registration **must** with permit applications.
  - o For work **\$1,000.00 or more**, the Permit will cost **5% of the total cost of work to be completed** plus a **\$250.00 deposit**, which will be refunded upon completion of all work and Building Inspector certification.
  - o For work **\$1,000.00 or less**, the Permit cost is **\$125.00**, which includes a **\$50.00 permit cost** and a **\$75.00 deposit**. The deposit is refunded upon completion of all work and Building Inspector certification.
  - o After all violations are corrected, the Buyer should bring the **original** permit card to the Department of Planning and Development and request a Clean-Up Deposit refund, **which is typically mailed within 4 weeks.**

**EXEMPT**

**CITY OF HARVEY**  
15320 BROADWAY AVENUE  
HARVEY, IL 60426

Stamp No.	_____
Date Issued	_____
Water Balance	_____
	Staff Initials _____

**REAL ESTATE TRANSFER DECLARATION**

The cost of the exempt transfer stamp is as follows:

- **Buyer's Expense** - **\$60.00 administrative processing fee** \$ \_\_\_\_\_

**Note:** Transfer stamps should be picked up 48 hours in advance. Violations on the property may stop the sale of the transfer stamp.

**Address of Property** \_\_\_\_\_  
Harvey, IL 60426 (Thornton Township) (If property is vacant, please attach legal description)

**Type of Deed** \_\_\_\_\_ **Date of Deed** \_\_\_\_\_

Full Actual Consideration	\$ _____
Less Amount of Personal Property Included in Purchase	\$ _____
Net Consideration for Real Estate	\$ _____
Net Taxable Consideration to be Covered by Stamps	\$ _____
Amount of Stamps (\$5.00 per \$1,000 or part thereof of taxable consideration)	\$ _____

**We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.**

**Grantor/Seller or Agent:** *(Please Print Clearly)*

Name: \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**Grantee/Buyer or Agent:** *(Please Print Clearly)*

Name: \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF EXEMPTION**

**THE UNDERSIGNED HEREBY STATE THAT THE DEED FROM \_\_\_\_\_  
TO \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_ IS EXEMPT FROM  
THE CITY OF HARVEY REAL ESTATE TRANSFER TAX AS FOLLOWS:**

- a. Deeds to property acquired by any governmental body or from any governmental body or deeds to property between governmental bodies, or by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- b. Deeds which secure debt or other obligations.
- c. Deeds without additional consideration which confirm, correct, modify or supplement a deed previously recorded.
- d. Deeds where the actual consideration is less than \$100.00.
- e. Tax deeds.
- f. Deeds of release of property, which is security for a debt or other obligation.
- g. Deeds of partition.
- h. Deeds made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations pursuant to plans or reorganization.
- i. Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- j. Deeds wherein there is an actual exchange of real estate except that the money difference or money's worth paid from one to the other shall not be exempt from the tax.
- k. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration.

**STATE FACTS SHOWING THE APPLICABILITY OF EXEMPTION TO DEED:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DESCRIPTION OF PROPERTY:** \_\_\_\_\_  
\_\_\_\_\_

**PROPERTY TAX NUMBER:** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

*I/We hereby certify that the above statements are true and correct.*

**BUYER(S) SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**BUYER(S) SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**AFFIDAVIT**

I/We hereby certify that \_\_\_\_\_ is/are purchaser(s) of property located at \_\_\_\_\_, Harvey, IL, and that I/We are aware of all violations that have been cited by the City of Harvey against said property as a result of a Point of Sale Inspection made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, which violations are hereby incorporated by reference.

**PLEASE CHECK BOX BELOW:**

**I hereby accept full responsibility for correcting said violations** within a period not to exceed one year of my obtaining an interest in said property. I further certify that I have the power and authority to bind any and all other persons or parties who obtain an interest in said property as a result of title, which is subject of this transaction.

**I accept no responsibility for correcting said violations on the property.** I hold the seller fully responsible for correcting all violations and will not finalize the process to transfer property until said violations are corrected by seller. (NOTE: TRANSFER STAMPS WILL NOT BE ISSUED FOR THE SALE OF PROPERTY UNTIL VIOLATIONS ARE CORRECTED BY SELLER. SOME EXCEPTIONS MAY APPLY.)

\_\_\_\_\_  
Signature of Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Co-Buyer

\_\_\_\_\_  
Date

Subscribed to and sworn before me a NOTARY PUBLIC this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

**BUYER'S VERIFICATION and INFORMATION FORM**

SELLER(S) NAME: \_\_\_\_\_

SELLER(S) ADDRESS: \_\_\_\_\_

BUYER(S) NAME: \_\_\_\_\_

BUYER(S) ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ WK: \_\_\_\_\_

<b>PROPERTY ADDRESS:</b> _____ HARVEY, IL 60426
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WILL PROPERTY BE OWNER OCCUPIED?  YES  NO

TYPE OF PROPERTY:  SINGLE-FAMILY  RENTAL \_\_\_\_\_ (#of units)  
 COMMERCIAL/INDUSTRIAL (circle type)

I hereby certify that the above statements are true and correct.

BUYER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CO-BUYER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Subscribed to and sworn before me a NOTARY PUBLIC this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

**CODE VIOLATION CLEARANCE FORM**

DATE: \_\_\_\_\_

SELLER(S) NAME: \_\_\_\_\_

BUYER(S) NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

P.I.N. #: \_\_\_\_\_

For office use only

TYPE OF INSPECTION:       POINT-OF-SALE       RENTAL

DATE OF INSPECTION: \_\_\_\_\_ COST \$ \_\_\_\_\_

INSPECTOR'S NAME: \_\_\_\_\_

PROPERTY SOLD AS-IS:     YES – Permit # \_\_\_\_\_       NO

HOUSING FINES/LIENS ON PROPERTY:      YES / NO *(please circle)*

Ticket No./Lien No.	Ticket/Lien Date	Amount

Amount Paid: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Staff Initials: \_\_\_\_\_