



CITY OF EVANSTON REAL ESTATE TRANSFER TAX DECLARATION FORM

Municipal Code, Title 3, Chapter 25, "Real Estate Transfer Tax"

A tax is imposed on the transfer of Title to real property located in the City as evidenced by the recordation of a deed by any person or by the delivery of any deed or assignment of interest of said real property whether investing the owner with the beneficial interest in or legal Title to said property or merely the possession or use thereof for any purpose or to secure future payment of money or the future transfer of any such real property.

Please mark an (X) on all that apply:

- | | | |
|--|---|---|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Condominium |
| <input type="checkbox"/> Single Family/Townhouse | <input type="checkbox"/> Multi-Unit:
(# of units ____) | <input type="checkbox"/> Exempt (see reverse side):
(Paragraph(s) ____ of
Section 3-25- ____) |
| <input type="checkbox"/> Land Trust | | |

Date of filing with the city: _____ Closing date or date of deed: _____

Address: _____ City: _____ State: ____ Zipcode: _____

Permanent Index Number (PIN): _____

Sale price of property (full actual consideration)	\$ _____
Amount of real estate transfer tax (refer to sales rates)	\$ _____
Sale rates effective January 1, 2019 (Ordinance 148-0-18)	
<ul style="list-style-type: none"> For sales prices up to \$1,500,000, the tax imposed is \$5 for every \$1,000 value. For sales prices from \$1,500,000.01 to \$5,000,000, the tax imposed is \$7 for every \$1,000 value. For sales prices from \$5,000,000.01 or more, the tax imposed is \$9 for every \$1,000 value. 	
Exemption transaction fee effective March 20, 2006 (Title 3, Chapter 25)	
<ul style="list-style-type: none"> There shall be a \$100.00 fee for any exempt transaction. (see reverse side for a list of exemptions) 	

WE HEREBY DECLARE THAT ALL THE FACTS CONTAINED IN THIS DECLARATION ARE TRUE AND CORRECT.

Seller / Grantor:

Name: _____ Phone number: _____

Address: _____ City: _____ State: ____ Zipcode: _____

Signature: _____

Buyer / Grantee:

Name: _____ Phone number: _____

Address: _____ City: _____ State: ____ Zipcode: _____

Signature: _____

CITY OF EVANSTON REAL ESTATE TRANSFER TAX

LIST OF EXEMPTIONS

The tax imposed by this Chapter shall not apply to the following transactions, provided said transaction in each case is accompanied by a certificate setting forth the facts or such other certificate of record or sworn statement as the director of finance may require at the time of filing of the declaration form.

- (A) Transactions involving property acquired by or from any governmental body;
- (B) Transactions in which the deeds secure debt or other obligations;
- (C) Transactions in which the deeds, without additional consideration, confirm, correct, modify, or supplement deeds previously recorded;
- (D) Transactions in which the actual consideration covering the sale of any owner-occupied residential unit is less than fifty thousand dollars (\$50,000.00) and the seller qualifies under Section 8 housing assistance payment program income guidelines of the U.S. Housing Act of 1937, as amended from time to time;
- (E) Transactions in which the actual consideration is less than five hundred dollars (\$500.00);
- (F) Transactions in which the deeds are tax deeds;
- (G) Transactions in which the deeds are releases of property which is security for a debt or other obligation; provided, however, that any transfer must be to a mortgagee or secured creditor;
- (H) Transactions in which the deeds are pursuant to a court decree;
- (I) Transactions made pursuant to mergers, consolidations, or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (J) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (K) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States; and
- (L) A transfer by lease.

The taxes imposed by this Chapter 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 a will or by intestacy. The tax imposed by this Chapter shall further be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances, provided, however, that a declaration form is filed.

- (A) From a decedent to his/her executor or administrator;
- (B) From a minor to his/her guardian or from a guardian to his/her ward upon attaining majority;
- (C) From an incompetent to his/her conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal or disability;
- (D) 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;
- (E) 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;
- (F) From a transferee under Subsections (A) through (E) of this Section, to his/her successor acting in the same capacity, or from one such successor to another;
- (G) 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 any applicable law.
- (H) From trustees to surviving, substitute, succeeding, or additional trustees of the same trust; (I) Upon the death of a joint tenant or tenant by the entirety, to the survivor or survivors.

The City of Evanston

Lorraine H. Morton City Hall, ATTN: City Collector's Office, 909 Davis Street, Evanston, IL 60201

www.cityofevanston.org/government/departments/city-manager-s-office/real-estate-transfer-tax