



Real Estate Transfer Tax Exemption List

Lake Forest City Code Section 39.159 specifically exempts certain transactions from taxation.

The following Deeds (pursuant to City Code-Section 39.159) shall be exempt from the Real Estate Transfer Tax:

- (A) Deeds recorded before July 5, 2006;
- (B) Deeds representing real estate transfers contracted before May 1, 2006 but recorded on or after July 5, 2006, and trust documents executed before May 1, 2006 but recorded after July 5, 2006; provided that no Deed recorded after December 31, 2006 shall be exempt under this exemption. For Real Estate Transfers falling within this exemption, a declaration shall be filed in accordance with Section 39-93 along with a true and accurate copy of such contract or trust document, and the City Clerk may affix "exempt" stamps to such Deed;
- (C) Deeds relating to (1) real property acquired by any governmental body or from any governmental body, (2) property or interests transferred between governmental bodies, or (3) property by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes; except that such Deeds, other than those in which the Administrators of Veterans' Affairs of the United States of America is the grantee pursuant to a foreclosure proceeding, shall not be exempt from filing the declaration;
- (D) Deeds that secure debt or other obligation (including refinancings);
- (E) Deeds that, without additional consideration, confirm, correct, modify, or supplement a Deed previously recorded;
- (F) Deeds where the actual consideration is less than One Hundred Dollars (\$100.00)(e.g., inter-family transfers);
- (G) Tax Deeds;
- (H) Deeds that release property that is security for a debt or other obligation (including refinancings);
- (I) Deeds of partition;
- (J) Deeds made pursuant to mergers, consolidations, or transfers of sales of substantially all of the assets of corporations pursuant to plans of reorganization under plans of reorganization under the Federal Internal Revenue Code or Title 11 of the Federal Bankruptcy Act;
- (K) Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock;
- (L) Deeds where there is an actual exchange of real estate or beneficial interests, except that the money difference or money's worth paid from one or the other shall not be exempt from the tax. Such deeds shall not be exempt from filing the declaration;
- (M) Deeds issued to holder of a mortgage, or the wholly owned subsidiary of a holder of a mortgage, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure; and
- (N) A deed related to the purchase of a principal residence by a participant in the program authorized by the Home Ownership Made Easy Act, 310 ILCS 55/1 *et seq.*, except that those deeds shall not be exempt from filing the declaration.