



Declaration ID: 20240106714800  
 Status: Assessor Review  
 Document No.: 431797  
 Recording Date: 1/17/2024

State/County Stamp: 0-503-931-952



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 327 BRELLINGER STREET

Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>04-04-333-006-000</u>	<u>1.17</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/16/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

- a   Land/lot only
- b  Residence (single-family, condominium, townhome, or duplex)
- c  Mobile home residence
- d  Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e  Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f  Office
- g  Retail establishment
- h  Commercial building (specify):
- i  Industrial building
- j  Farm
- k  Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify):

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify):
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>162,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



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12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			162,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			162,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			324.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			162.00
20 County tax stamps — multiply Line 18 by 0.25.	20			81.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			243.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 6 OF "FINAL PLAT OF BRELLINGER THIRD ADDITION SUBDIVISION"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN PLAT ENVELOPE 2-256A. EXCEPTING COAL, OIL, GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY. SITUATED IN THE COUNTY OF MONROE AND THE STATE OF ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

TIMOTHY C. SCHLEGL

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

12916 SUNSET BLUFF CT \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63127-1303  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-750-8046 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

GREGORY A. TAAKE

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

423 SAINT PAUL ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1871  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-616-1010 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

GREGORY A. TAAKE \_\_\_\_\_ 423 SAINT PAUL ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1871  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

USA \_\_\_\_\_  
Country \_\_\_\_\_



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STEPHANIE ROBISON - TOWN & COUNTRY TITLE

2352089

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

221 W POINTE DR STE 1

SWANSEA

IL

62226-8306

Street address

City

State

ZIP

steph@tctitle.tv

618-233-5300

Phone extension

USA

Preparer's email address (if available)

Preparer's daytime phone

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
CRYSTAL R. SCHLEGL	12916 SUNSET BLUFF CT	ST. LOUIS	MO	631270000	3147508046	USA

### Additional Buyers Information





Declaration ID: 20240106712074  
 Status: Assessor Review  
 Document No.: 431779  
 Recording Date: 1/16/2024

State/County Stamp: 0-503-718-960



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 WEST GATE DRIVE  
 Street address of property (or 911 address, if available)  
 COLUMBIA 62236-0000  
 City or village ZIP  
 T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1  
 3 Enter the primary parcel identifying number and lot size or acreage

<u>04-08-302-002-000</u>	<u>3.67</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/12/2024  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed Trustee deed  
Beneficial interest  Other (specify): Special Warranty Deed

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |                                       |   |
|---------------------------------------|---|
| Current                               | Intended  |
| a <input type="checkbox"/>            | <input type="checkbox"/> Land/lot only  |
| b <input type="checkbox"/>            | <input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)        |
| c <input type="checkbox"/>            | <input type="checkbox"/> Mobile home residence  |
| d <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (6 units or less) No. of units: <u>        </u> |
| e <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (over 6 units) No. of units: <u>        </u>    |
| f <input type="checkbox"/>            | <input type="checkbox"/> Office   |
| g <input type="checkbox"/>            | <input type="checkbox"/> Retail establishment   |
| h <input type="checkbox"/>            | <input type="checkbox"/> Commercial building (specify): <u>        </u>                     |
| i <input type="checkbox"/>            | <input type="checkbox"/> Industrial building  |
| j <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Farm  |
| k <input type="checkbox"/>            | <input type="checkbox"/> Other (specify): <u>        </u>                                   |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change:           
 Date  
 Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify):         

- 10 Identify only the items that apply to this sale.
- a  Fulfillment of installment contract year contract initiated :
  - b  Sale between related individuals or corporate affiliates
  - c  Transfer of less than 100 percent interest
  - d  Court-ordered sale
  - e  Sale in lieu of foreclosure
  - f  Condemnation
  - g  Short sale
  - h  Bank REO (real estate owned)
  - i  Auction sale
  - j  Seller/buyer is a relocation company
  - k  Seller/buyer is a financial institution or government agency
  - l  Buyer is a real estate investment trust
  - m  Buyer is a pension fund
  - n  Buyer is an adjacent property owner
  - o  Buyer is exercising an option to purchase
  - p  Trade of property (simultaneous)
  - q  Sale-leaseback
  - r  Other (specify):
  - s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>0.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>161,397.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106712074

Status: Assessor Review

Document No.: 431779

Recording Date: 1/16/2024

State/County Stamp: 0-503-718-960

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			161,397.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			161,397.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			323.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			161.50
20	County tax stamps — multiply Line 18 by 0.25.	20			80.75
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			242.25

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 2 OF "EAST GATE SOUTH-WEST 2", FINAL PLAT; BEING A SUBDIVISION OF TAX LOTS 5, 8, 9 & 10 OF SECTION 7, PART OF TAX LOTS 2 & 3 OF SECTION 8, AND PART OF TAX LOTS 13, 14 & 25 OF U.S. SURVEY 555, CLAIM 505, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED FEBRUARY 14, 2006, AS DOCUMENT NO. 304243 IN PLAT ENVELOPE 2-216A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

K AND E STUMPF FARMS LIMITED PARTNERSHIP

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1230 VALMEYER RD \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4128  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-973-5465 \_\_\_\_\_ USA \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

GABRIEL KEEVEN

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

5640 NEOSHO ST \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63109-2818  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-504-3753 \_\_\_\_\_ USA \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

GABRIEL KEEVEN \_\_\_\_\_ 5640 NEOSHO ST \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63109-2818  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



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Document No.: 431779

Recording Date: 1/16/2024

State/County Stamp: 0-503-718-960

Preparer Information

USA
Country

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

231 S MAIN ST

Street address

closings@monroecountytitle.com

Preparer's email address (if available)

Preparer's file number (if applicable)

Escrow number (if applicable)

WATERLOO

City

IL

State

62298-1325

ZIP

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Illinois Department of Revenue Use Tab number



Declaration ID: 20240106720573  
 Status: Assessor Review  
 Document No.: 431899  
 Recording Date: 1/26/2024

State/County Stamp: 0-938-363-952



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**Step 1: Identify the property and sale information.**

1 1350 WALNUT RIDGE DRIVE  
 Street address of property (or 911 address, if available)  
COLUMBIA 62236-0000  
 City or village ZIP  
T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>04-09-265-011-000</u>	<u>125.01x200</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/25/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a	<input type="checkbox"/>	Land/lot only
b	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c	<input type="checkbox"/>	Mobile home residence
d	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f	<input type="checkbox"/>	Office
g	<input type="checkbox"/>	Retail establishment
h	<input type="checkbox"/>	Commercial building (specify):
i	<input type="checkbox"/>	Industrial building
j	<input type="checkbox"/>	Farm
k	<input type="checkbox"/>	Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: 7/20/2023  
 Date  
 Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify):

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify):
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

**Step 2: Calculate the amount of transfer tax due.**

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>762,760.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106720573

Status: Assessor Review

Document No.: 431899

Recording Date: 1/26/2024

State/County Stamp: 0-938-363-952

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		<u>762,760.00</u>	
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		<u>0.00</u>	
15	Outstanding mortgage amount to which the transferred real property remains subject	15		<u>0.00</u>	
16	If this transfer is exempt, identify the provision.	16	<u>  </u>	<u>b</u>	<u>  </u>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17		<u>762,760.00</u>	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		<u>1,526.00</u>	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		<u>763.00</u>	
20	County tax stamps — multiply Line 18 by 0.25.	20		<u>381.50</u>	
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		<u>1,144.50</u>	

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 11 OF "WALNUT RIDGE ESTATES – PHASE 1" FINAL PLAT, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER (A/K/A TAX LOT 2) AND PART OF TAX LOT 14 IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS RECORDED MARCH 24, 2021 AS DOCUMENT #415782

EXCEPTING COAL, OIL, GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY.

SITUATED IN THE COUNTY OF MONROE, AND THE STATE OF ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

LAURIE HOMES INC.

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1000 ELEVEN SOUTH STE 4A \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-281-3477 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

AARON PATON

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1350 WALNUT RIDGE DRIVE \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-531-5930 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

AARON PATON \_\_\_\_\_ 1350 WALNUT RIDGE DRIVE \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-0000  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP



Declaration ID: 20240106720573

Status: Assessor Review

Document No.: 431899

Recording Date: 1/26/2024

State/County Stamp: 0-938-363-952

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0923-1649

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PKWY

COLUMBIA

IL

62236-2507

Street address

City

State

ZIP

ashley@acctitle.com

618-281-2040

204

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land Buildings Total
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Illinois Department of Revenue Use Tab number



**Declaration ID:** 20240106720573

**Status:** Assessor Review

**State/County Stamp:** 0-938-363-952

**Documnet No.:** 431899

**Recording Date:** 1/26/2024

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
B.M.C ASSOCIATES INC.	445 BURROUGHS CT	COLUMBIA	IL	622360000	6182813477	USA

### Additional Buyers Information

<b>Buyer's name</b>	<b>Buyer's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Buyer's phone</b>	<b>Country</b>
MELISSA PATON	1350 WALNUT RIDGE DRIVE	COLUMBIA	IL	622360000	6188063626	USA



# PTAX-203

## Illinois Real Estate Transfer Declaration



DocId:8019600  
Tx:4015710

Do not write in this area. County Recorder's Office use.

Cou: \_\_\_\_\_

Date: \_\_\_\_\_

Doc. No.: \_\_\_\_\_

Vol.: \_\_\_\_\_

Page: \_\_\_\_\_

Received by: \_\_\_\_\_

Monroe County, Illinois  
Jonathan McLean, Recorder

**P-431937**

Recording Fee: 0.00

RHSP Fee: \_\_\_\_\_

Pages Recorded: 3

Date Recorded: 01/30/2024 02:07 PM

**Please read the instructions before completing this form.**  
This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

### Step 1: Identify the property and sale information.

**1** 1202 Franke Drive  
Street address of property (or 911 address, if available)  
Columbia 62236  
City or village ZIP  
TWN 04-T1SR10W  
Township

**2** Write the total number of parcels to be transferred. 1

**3** Write the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a <u>04-09-434-090-000</u>	<u>.26</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

**4** Date of instrument: 0 / 1 / 2 / 3  
Month Year

**5** Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify): \_\_\_\_\_

**6**  Yes  No Will the property be the buyer's principal residence?

**7**  Yes  No Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)

**8** Identify the property's current and intended primary use.  
Current Intended (Mark **only one item per column** with an "X.")

- a  Land/lot only
- b   Residence (single-family, condominium, townhome, or duplex)
- c  Mobile home residence
- d  Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e  Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f  Office
- g  Retail establishment
- h  Commercial building (specify): \_\_\_\_\_
- i  Industrial building
- j  Farm
- k  Other (specify): \_\_\_\_\_

**9** Identify any significant physical changes in the property since January 1 of the previous year and **write the date of the change**.  
Date of significant change: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Month Year

(Mark with an "X.")

Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify): \_\_\_\_\_

**10** Identify only the items that apply to this sale. (Mark with an "X.")

- a  Fulfillment of installment contract —  
year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify): \_\_\_\_\_

s  Homestead exemptions on most recent tax bill:

<b>1</b> General/Alternative	\$ <u>6,000.00</u>
<b>2</b> Senior Citizens	\$ _____
<b>3</b> Senior Citizens Assessment Freeze	\$ _____

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

<b>11</b> Full actual consideration	<b>11</b> \$ <u>385,000.00</u>
<b>12a</b> Amount of personal property included in the purchase	<b>12a</b> \$ <u>0</u>
<b>12b</b> Was the value of a mobile home included on Line 12a?	<b>12b</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>13</b> Subtract Line 12a from Line 11. This is the net consideration for real property.	<b>13</b> \$ <u>385,000.00</u>
<b>14</b> Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	<b>14</b> \$ <u>0</u>
<b>15</b> Outstanding mortgage amount to which the transferred real property remains subject	<b>15</b> \$ <u>0</u>
<b>16</b> If this transfer is exempt, use an "X" to identify the provision.	<b>16</b> <input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
<b>17</b> Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	<b>17</b> \$ <u>385,000.00</u>
<b>18</b> Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	<b>18</b> <u>770.00</u>
<b>19</b> Illinois tax stamps — multiply Line 18 by 0.50.	<b>19</b> \$ <u>385.00</u>
<b>20</b> County tax stamps — multiply Line 18 by 0.25.	<b>20</b> \$ <u>192.50</u>
<b>21</b> Add Lines 19 and 20. <b>This is the total amount of transfer tax due.</b>	<b>21</b> \$ <u>577.50</u>



**Step 3: Write the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information (Please print.)**

John Weiser and Mallorie Weiser

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
1210 Marien Drive Columbia, IL 62236			
Street address (after sale)		City	State ZIP
<i>Buyer Weiser - as Agent</i>		(618)	726-1500
Seller's or agent's signature		Seller's daytime phone	

**Buyer Information (Please print.)**

Keith L. Myers and Donna M. Myers, Trustees of the Keith L. and Donna M. Myers Trust dated 12/4/23

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
1202 Franke Drive Columbia, IL 62236			
Street address (after sale)		City	State ZIP
<i>Keith L. Myers Donna M. Myers</i>		(618)	979-2025
Buyer's or agent's signature		Buyer's daytime phone	

**Mail tax bill to:**

Keith L. Myers and Donna M. Myers, Trustees of the Keith L. and Donna M. Myers Trust dated 12/4/23		1202 Franke Drive Columbia, IL 62236	
Name or company	Street address	City	State ZIP

**Preparer Information (Please print.)**

Pinnacle Title Agency, LLC		15803-23	
Preparer's and company's name		Preparer's file number (if applicable)	
1003 E Wesley Dr. Suite C O'Fallon, IL 62269			
Street address		City	State ZIP
<i>Adrian Doy</i>		(618)	726-1500
Preparer's signature		Preparer's daytime phone	
mdonjon@ptatitle.com			
Preparer's e-mail address (if available)			

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A  
 Itemized list of personal property  Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
1 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No
Land _____	5 Comments
Buildings _____	
Total _____	

Illinois Department of Revenue Use	Tab number
------------------------------------	------------

Lot No. 90 of "Final Plat Village of Wernings Phase Two Part of Fractional Section 9, Township 1 South, Range 10 West, of the Third Principal Meridian, City of Columbia, Monroe County, Illinois"; reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Plat Envelope 2-272A as Document Number 354082.

Except the coal, oil, gas and other minerals underlying said premises and the right to mine and remove same.

Situated in Monroe County, Illinois.



Declaration ID: 20231206703439  
 Status: Assessor Review  
 Document No.: 431663  
 Recording Date: 1/2/2024

State/County Stamp: 0-482-551-856



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 1246 PALMER CREEK DRIVE  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>04-09-465-055-000</u>	<u>.55</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/27/2023  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended
a <input checked="" type="checkbox"/>	<input type="checkbox"/> Land/lot only
b <input type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/> Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/> Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/> Office
g <input type="checkbox"/>	<input type="checkbox"/> Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/> Commercial building (specify):
i <input type="checkbox"/>	<input type="checkbox"/> Industrial building
j <input type="checkbox"/>	<input type="checkbox"/> Farm
k <input type="checkbox"/>	<input type="checkbox"/> Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: 10/27/2023  
 Date

Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify):

10 Identify only the items that apply to this sale.

a  Fulfillment of installment contract  
 year contract initiated : \_\_\_\_\_

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify):

s  Homestead exemptions on most recent tax bill:

1 General/Alternative	_____	0.00
2 Senior Citizens	_____	0.00
3 Senior Citizens Assessment Freeze	_____	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>629,900.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20231206703439

Status: Assessor Review

State/County Stamp: 0-482-551-856

Document No.: 431663

Recording Date: 1/2/2024

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			629,900.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			629,900.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,260.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			630.00
20	County tax stamps — multiply Line 18 by 0.25.	20			315.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			945.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 55 OF GEDERN ESTATES – PHASE 1, A TRACT OF LAND BEING PART OF SECTION 9 T. 1 S., R. 10 W. OF THE 3RD P.M., CITY OF COLUMBIA, ILLINOIS, ON DECEMBER 13, 2001, AS DOCUMENT #254623 IN PLATE ENVELOPE 2-140B. EXCEPTING COAL, OIL AND GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY. SITUATED IN THE COUNTY OF MONROE, AND THE STATE OF ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

JLP HOMES LLC

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

PO BOX 10

Street address (after sale)

WATERLOO

City

IL

State

62298-0010

ZIP

618-781-3261

Seller's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

BRETT KOBERNUS

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

1246 PALMER CREEK DRIVE

Street address (after sale)

COLUMBIA

City

IL

State

62236-0000

ZIP

618-402-1806

Buyer's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

BRETT KOBERNUS

Name or company

1246 PALMER CREEK DRIVE

Street address

COLUMBIA

City

IL

State

62236-0000

ZIP

USA

Country

**Preparer Information**



Declaration ID: 20231206703439

Status: Assessor Review

Document No.: 431663

Recording Date: 1/2/2024

State/County Stamp: 0-482-551-856

ASHLEY EVANS - ACCENT TITLE INC

1123-1764

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PARKWAY

COLUMBIA

IL

62236-0000

Street address

City

State

ZIP

ashley@acctitle.com

618-281-2040

204

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes    _____ No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



**Declaration ID:** 20231206703439

**Status:** Assessor Review

**Documnet No.:** 431663

**Recording Date:** 1/2/2024

**State/County Stamp:** 0-482-551-856

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CHRISTY KOBERNUS	1246 PALMER CREEK DRIVE	COLUMBIA	IL	622360000	6186163938	USA



Declaration ID: 20240106714498  
 Status: Assessor Review  
 Document No.: 431801  
 Recording Date: 1/17/2024

State/County Stamp: 1-683-743-792



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 603 GOLDEN BRIAR LANE  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>04-10-133-066-000</u>	<u>0.650</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/16/2024  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed X Trustee deed  
Beneficial interest Other (specify):

6 X Yes    No Will the property be the buyer's principal residence?

7    Yes X No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |             |           |  |
|-------------|-----------|--|
| Current     | Intended  |  |
| a <u>  </u> | <u>  </u> | Land/lot only  |
| b <u>X</u>  | <u>X</u>  | Residence (single-family, condominium, townhome, or duplex)  |
| c <u>  </u> | <u>  </u> | Mobile home residence  |
| d <u>  </u> | <u>  </u> | Apartment building (6 units or less) No. of units: <u>  </u> |
| e <u>  </u> | <u>  </u> | Apartment building (over 6 units) No. of units: <u>  </u>    |
| f <u>  </u> | <u>  </u> | Office   |
| g <u>  </u> | <u>  </u> | Retail establishment   |
| h <u>  </u> | <u>  </u> | Commercial building (specify):                               |
| i <u>  </u> | <u>  </u> | Industrial building  |
| j <u>  </u> | <u>  </u> | Farm   |
| k <u>  </u> | <u>  </u> | Other (specify):   |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

- 10 Identify only the items that apply to this sale.
- a    Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b    Sale between related individuals or corporate affiliates
  - c    Transfer of less than 100 percent interest
  - d    Court-ordered sale
  - e    Sale in lieu of foreclosure
  - f    Condemnation
  - g    Short sale
  - h    Bank REO (real estate owned)
  - i    Auction sale
  - j    Seller/buyer is a relocation company
  - k    Seller/buyer is a financial institution or government agency
  - l    Buyer is a real estate investment trust
  - m    Buyer is a pension fund
  - n    Buyer is an adjacent property owner
  - o    Buyer is exercising an option to purchase
  - p    Trade of property (simultaneous)
  - q    Sale-leaseback
  - r    Other (specify):
  - s X Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>593,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>





Declaration ID: 20240106714498

Status: Assessor Review

Document No.: 431801

Recording Date: 1/17/2024

State/County Stamp: 1-683-743-792

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			593,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			593,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,186.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			593.00
20 County tax stamps — multiply Line 18 by 0.25.	20			296.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			889.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 66 OF "BRIAR LAKE ESTATES PHASE ONE"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN PLAT ENVELOPE 2-194B AS DOCUMENT NO. 295605.

EXCEPTING COAL, OIL, GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY.

SITUATED IN THE COUNTY OF MONROE, AND THE STATE OF ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

STEPHEN D. BRAUN

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

1606 MARTIN DR  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-2211  
ZIP

314-402-4705  
Seller's daytime phone

Phone extension

USA  
Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

MATTHEW WELCH

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

603 GOLDEN BRIAR LANE  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-0000  
ZIP

314-440-0616  
Buyer's daytime phone

Phone extension

USA  
Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

MATTHEW WELCH  
Name or company

603 GOLDEN BRIAR LANE  
Street address

COLUMBIA  
City

IL  
State

62236-0000  
ZIP





Declaration ID: 20240106714498

Status: Assessor Review

Document No.: 431801

Recording Date: 1/17/2024

State/County Stamp: 1-683-743-792

Preparer Information

Preparer and company name: ASHLEY EVANS - ACCENT TITLE INC
Street address: 399 VETERANS PKWY
Preparer's email address (if available): ashley@acctitle.com
Country: USA
Preparer's file number (if applicable): 1023-1718
Escrow number (if applicable): 62236-2507
City: COLUMBIA
State: IL
ZIP: 62236-2507
Preparer's daytime phone: 618-281-2040
Phone extension: 204
Country: USA

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Illinois Department of Revenue Use Tab number



**Declaration ID:** 20240106714498

**Status:** Assessor Review

**Documnet No.:** 431801

**Recording Date:** 1/17/2024

**State/County Stamp:** 1-683-743-792

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
LAUREN A. BRAUN	1606 MARTIN DR.	COLUMBIA	IL	622360000	6182105980	USA

### Additional Buyers Information

<b>Buyer's name</b>	<b>Buyer's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Buyer's phone</b>	<b>Country</b>
ELIZABETH WELCH	603 GOLDEN BRIAR LANE	COLUMBIA	IL	622360000	3147532384	USA



# PTAX-203

## Illinois Real Estate Transfer Declaration



DocId:8019239

Tx:4015434

Monroe County, Illinois  
Jonathan McLean, Recorder

P-431727

Recording Fee: 0.00

RHSP Fee:

Pages Recorded: 2

Date Recorded: 01/08/2024 11:38 AM

Please read the instructions before completing this form.  
For electronic filing information, visit the [MyDec Helpful Resource page](#).

### Step 1: Identify the property and sale information.

1 1049 Bluffside Rd.  
Street address of property (or 911 address, if available)

Columbia 62236  
City or village ZIP

Monroe  
Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a <u>04-15-250-002-000</u>	<u>500 x 250</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 1 / 2 / 2 0 2 3  
Month Year

5 Type of instrument (Mark with an "X"):

Quit claim deed  Executor deed  Warranty deed  
 Beneficial interest  Other (specify): \_\_\_\_\_

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.  
Current Intended (Mark only one item per column with an "X.")

a  Land/lot only

b   Residence (single-family, condominium, townhome, or duplex)

c  Mobile home residence

d  Apartment building (6 units or less) No. of units: \_\_\_\_\_

e  Apartment building (over 6 units) No. of units: \_\_\_\_\_

f  Office

g  Retail establishment

h  Commercial building (specify): \_\_\_\_\_

i  Industrial building

j  Farm

k  Other (specify): \_\_\_\_\_

Do not write in this area.  
County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.  
Date of significant change: \_\_\_\_\_ / \_\_\_\_\_

(Mark with an "X.")

Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale. (Mark with an "X.")

a  Fulfillment of installment contract —  
year contract initiated : \_\_\_\_\_

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify): \_\_\_\_\_

s  Homestead exemptions on most recent tax bill:

1 General/Alternative \$ \_\_\_\_\_

2 Senior Citizens \$ \_\_\_\_\_

3 Senior Citizens Assessment Freeze \$ \_\_\_\_\_

### Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 \$	<u>\$340,000.00</u>
12a Amount of personal property included in the purchase	12a \$	<u>0.00</u>
12b Was the value of a mobile home included on Line 12a?	12b	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$	<u>340,000.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14 \$	<u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15 \$	<u>0.00</u>
16 If this transfer is exempt, use an "X" to identify the provision.	16	<input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$	<u>340,000.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18	<u>680.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$	<u>340.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20 \$	<u>170.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$	<u>510.00</u>

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

**Step 3: Write the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

SEE LEGAL DESCRIPTION ATTACHMENT

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information (Please print.)**

Midwest Trust Company, Trustee of Nixon Living Trust dated November 16, 2013 Seller's or trustee's name 86-6611703  
 101 South Hanley Road Suite 1075 Seller's trust number (if applicable - not an SSN or FEIN)  
 Street address (after sale) St. Louis MO 63108  
 City State ZIP  
 Seller's or agent's signature [Signature] ( 314 ) 449-1750  
 Seller's daytime phone

**Buyer Information (Please print.)**

Growth Developments, LLC  
 Buyer's or trustee's name  
 3201 S Brentwood Blvd. Buyer's trust number (if applicable - not an SSN or FEIN)  
 Street address (after sale) Webster Groves MO 63119  
 City State ZIP  
 Buyer's or agent's signature ( 573 ) 216-2620  
 Buyer's daytime phone

**Mail tax bill to:**

Growth Developments, LLC 3201 S Brentwood Blvd. Webster Groves MO 63119  
 Name or company Street address City State ZIP

**Preparer Information (Please print.)**

Ryan C. Kerner 23LT07254  
 Preparer's and company's name Preparer's file number (if applicable)  
 16090 Swingley Ridge Rd., Suite 120 Chesterfield MO 63017  
 Street address City State ZIP  
 Preparer's signature [Signature] ( 314 ) 786-4000  
 Preparer's daytime phone  
 Ryan@Freedom-Tite.com  
 Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A  
 Itemized list of personal property  Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>County</u> <u>Township</u> <u>Class</u> <u>Cook-Minor</u> <u>Code 1</u> <u>Code 2</u>	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No
Land _____	5 Comments
Buildings _____	
Total _____	

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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# PTAX-203

## Illinois Real Estate Transfer Declaration



DocId:8019242

Tx:4015436

Monroe County, Illinois  
Jonathan McLean, Recorder

P-431728

Recording Fee: 0.00

RHSP Fee:

Pages Recorded: 2

Date Recorded: 01/08/2024 11:53 AM

Please read the instructions before completing this form.  
For electronic filing information, visit the [MyDec Helpful Resource page](#).

### Step 1: Identify the property and sale information.

Do not write in this area.  
County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

1 1049 Bluffside Rd.

Street address of property (or 911 address, if available)

Columbia 62236

City or village ZIP

Monroe

Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a 04-15-250-002-000	500 x 250
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 1 / 2 / 2023

Month Year

5 Type of instrument (Mark with an "X."): X Warranty deed

Quit claim deed Executor deed Trustee deed

Beneficial interest Other (specify): \_\_\_\_\_

6 Yes X No Will the property be the buyer's principal residence?

7 X Yes No Was the property advertised for sale?

(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended (Mark only one item per column with an "X.")

a Land/lot only

b X X Residence (single-family, condominium, townhome, or duplex)

c Mobile home residence

d Apartment building (6 units or less) No. of units: \_\_\_\_\_

e Apartment building (over 6 units) No. of units: \_\_\_\_\_

f Office

g Retail establishment

h Commercial building (specify): \_\_\_\_\_

i Industrial building

j Farm

k Other (specify): \_\_\_\_\_

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

Date of significant change: \_\_\_\_\_ / \_\_\_\_\_

Month Year

(Mark with an "X.")

Demolition/damage Additions Major remodeling

New construction Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale. (Mark with an "X.")

a Fulfillment of installment contract —

year contract initiated : \_\_\_\_\_

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify): \_\_\_\_\_

s Homestead exemptions on most recent tax bill:

1 General/Alternative \$ \_\_\_\_\_

2 Senior Citizens \$ \_\_\_\_\_

3 Senior Citizens Assessment Freeze \$ \_\_\_\_\_

### Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11	Full actual consideration	11	\$	362,500.00
12a	Amount of personal property included in the purchase	12a	\$	0.00
12b	Was the value of a mobile home included on Line 12a?	12b	Yes No	
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	362,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	\$	0.00
16	If this transfer is exempt, use an "X" to identify the provision.	16	b k m	
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	362,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18		725.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	362.50
20	County tax stamps — multiply Line 18 by 0.25.	20	\$	181.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	543.75

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227



**Step 3: Write the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

SEE LEGAL DESCRIPTION ATTACHMENT

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information (Please print.)**

Growth Development, LLC  
 Seller's or trustee's name  
 3201 S Brentwood Blvd.  
 Street address (after sale)  
 Seller's or agent's signature

Seller's trust number (if applicable - not an SSN or FEIN)  
 Webster Groves MO 63119  
 City State ZIP  
 (573) 216-2620  
 Seller's daytime phone

**Buyer Information (Please print.)**

Frontgate Development, LLC  
 Buyer's or trustee's name  
 220 Country Club Lane  
 Street address (after sale)  
 Buyer's or agent's signature

Buyer's trust number (if applicable - not an SSN or FEIN)  
 Belleville IL 62223  
 City State ZIP  
 (573) 216-2620  
 Buyer's daytime phone

**Mail tax bill to:**

Frontgate Development, LLC 220 Country Club Lane Belleville IL 62223  
 Name or company Street address City State ZIP

**Preparer Information (Please print.)**

Ryan C. Kerner  
 Preparer's and company's name  
 16090 Swingley Ridge Rd., Suite 120  
 Street address  
 Ryan C. Kerner, by agent for Ryan C. Kerner  
 Preparer's signature  
 Ryan@Freedom-Title.com  
 Preparer's e-mail address (if available)

23LT07254A  
 Preparer's file number (if applicable)  
 Chesterfield MO 63017  
 City State ZIP  
 (314) 786-4000  
 Preparer's daytime phone

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A  
 Itemized list of personal property  Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
1 County ___ Township ___ Class ___ Cook-Minor ___ Code 1 ___ Code 2 ___	3 Year prior to sale ___
2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land ___ , ___ , ___ , ___ , ___ Buildings ___ , ___ , ___ , ___ , ___ Total ___ , ___ , ___ , ___ , ___	4 Does the sale involve a mobile home assessed as real estate? ___ Yes ___ No
	5 Comments
Illinois Department of Revenue Use	Tab number



Declaration ID: 20240106720347  
 Status: Assessor Review  
 Document No.: 431880  
 Recording Date: 1/25/2024

State/County Stamp: 0-481-004-592



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 204 BREIDECKER STREET  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>04-15-402-007-000</u>	<u>0.63</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/23/2024  
 Date

5 Type of instrument (Mark with an "X.") : Warranty deed  
Quit claim deed Executor deed X Trustee deed  
Beneficial interest Other (specify):

6 X Yes    No Will the property be the buyer's principal residence?

7    Yes X No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |         |                   |  |
|---------|-------------------|--|
| Current | Intended          |  |
| a       | <u>  </u>         | Land/lot only  |
| b       | <u>X</u> <u>X</u> | Residence (single-family, condominium, townhome, or duplex)  |
| c       | <u>  </u>         | Mobile home residence  |
| d       | <u>  </u>         | Apartment building (6 units or less) No. of units: <u>  </u> |
| e       | <u>  </u>         | Apartment building (over 6 units) No. of units: <u>  </u>    |
| f       | <u>  </u>         | Office   |
| g       | <u>  </u>         | Retail establishment   |
| h       | <u>  </u>         | Commercial building (specify):                               |
| i       | <u>  </u>         | Industrial building  |
| j       | <u>  </u>         | Farm   |
| k       | <u>  </u>         | Other (specify):   |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

- 10 Identify only the items that apply to this sale.
- a    Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b X Sale between related individuals or corporate affiliates
  - c    Transfer of less than 100 percent interest
  - d    Court-ordered sale
  - e    Sale in lieu of foreclosure
  - f    Condemnation
  - g    Short sale
  - h    Bank REO (real estate owned)
  - i    Auction sale
  - j    Seller/buyer is a relocation company
  - k    Seller/buyer is a financial institution or government agency
  - l    Buyer is a real estate investment trust
  - m    Buyer is a pension fund
  - n    Buyer is an adjacent property owner
  - o    Buyer is exercising an option to purchase
  - p    Trade of property (simultaneous)
  - q    Sale-leaseback
  - r    Other (specify):
  - s X Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>5,000.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>180,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106720347

Status: Assessor Review

State/County Stamp: 0-481-004-592

Document No.: 431880

Recording Date: 1/25/2024

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			180,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			180,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			360.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			180.00
20	County tax stamps — multiply Line 18 by 0.25.	20			90.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			270.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

BEGINNING AT AN IRON PIN AT THE MOST SOUTHERLY CORNER OF TAX LOT 19-A OF SURVEY 773, CLAIM 2053 IN T. 1 S. R. 10 W. OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, THENCE NORTH 26 DEGREES 30 MINUTES WEST 324.5 FEET ALONG THE WESTERLY LINE OF SAID TAX LOT 19-A AND THE EASTERLY LINE OF BREIDECKER STREET TO A POST FOR A BEGINNING CORNER, THENCE NORTH 26 DEGREES 30 MINUTES WEST 315.7 FEET ALONG THE WESTERLY LINE OF SAID TAX LOT 19-A AND THE EASTERLY LINE OF SAID BREIDECKER STREET TO A POST AT THE INTERSECTION OF THE EASTERLY LINE OF SAID BREIDECKER STREET AND THE SOUTHERLY LINE OF CHERRY STREET, THENCE NORTH 63 DEGREES 25 MINUTES EAST 138 FEET ALONG THE SOUTHERLY LINE OF CHERRY STREET TO A POST, THENCE SOUTH 26 DEGREES 30 MINUTES EAST 315.7 FEET TO A POST, THENCE SOUTH 63 DEGREES 25 MINUTES WEST 138 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF TAX LOT 19-A OF SURVEY 773, CLAIM 2053 IN TOWNSHIP 1 SOUTH RANGE 10 WEST OF THIRD PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS.

EXCEPTING THAT PART DESCRIBED IN DEED RECORDED JANUARY 18, 2001 IN BOOK 230, PAGE 391 AS DOCUMENT NO. 245062, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 115.7 FEET OF THAT PARCEL CONVEYED TO EARL P. AND JOSEPHINE D. INMAN, TRUSTEES AND SUCCESSORS IN TRUST OF THE EARL P. INMAN AND JOSEPHINE D. INMAN REVOCABLE LIVING TRUST DATED SEPTEMBER 7, 2000 FROM EARL P. AND JOSEPHINE D. INMAN AND RECORDED IN BOOK 228 ON PAGE 432 IN THE RECORDER'S OFFICE OF MONROE COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE MOST SOUTHERLY CORNER OF TAX LOT 19-A OF SURVEY 773, CLAIM 2053 IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; THENCE NORTH 26° 30' WEST 324.5 FEET ALONG THE WESTERLY LINE OF SAID TAX LOT 19-A AND THE EASTERLY LINE OF BREIDECKER STREET TO A POST FOR A BEGINNING CORNER; THENCE NORTH 26° 30' WEST 315.7 FEET ALONG THE WESTERLY LINE OF SAID TAX LOT 19-A AND THE EASTERLY LINE OF SAID BREIDECKER STREET TO A POST AT THE INTERSECTION OF THE EASTERLY LINE OF SAID BREIDECKER STREET AND THE SOUTHERLY LINE OF CHERRY STREET; THENCE NORTH 63° 25' EAST 138 FEET ALONG THE SOUTHERLY LINE OF CHERRY STREET TO A POST; THENCE SOUTH 26° 30' EAST 315.7 FEET TO A POST. THENCE SOUTH 63° 25' WEST 138 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF TAX LOT 19-A OF SURVEY 773, CLAIM 2053 IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS.

AND FURTHER EXCEPTING THAT PART DESCRIBED IN TRUSTEES' DEED RECORDED ON MARCH 7, 2008 AS DOCUMENT NO. 321896, DESCRIBED AS FOLLOWS:

PART OF A TRACT OF LAND CONVEYED TO THE EARL P. INMAN AND JOSEPHINE D. INMAN REVOCABLE LIVING TRUST BY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF DEEDS 228 ON PAGES 432-434, BEING PART OF TAX LOT 19-A OF U.S. SURVEY 773, CLAIM 2053, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID INMAN TRUST TRACT; THENCE AT AN ASSUMED BEARING OF NORTH 64° 28' 06" EAST, ALONG THE NORTHWEST LINE OF SAID INMAN TRUST TRACT, A DISTANCE OF 6.00 FEET TO A POINT; THENCE SOUTH 10° 24' 59" WEST, A DISTANCE OF 9.88 FEET TO A POINT WHICH LIES ON THE SOUTHWEST LINE OF SAID INMAN TRUST TRACT; THENCE NORTH 26° 58' 06" WEST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of





Declaration ID: 20240106720347

Status: Assessor Review

Document No.: 431880

Recording Date: 1/25/2024

State/County Stamp: 0-481-004-592

their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

JOSEPHINE DARONCO INMAN, TRUSTEE OF THE REVOCABLE TRUST OF JOSEPHINE DARONCO INMAN

Seller's or trustee's name: JOSEPHINE DARONCO INMAN, TRUSTEE OF THE REVOCABLE TRUST OF JOSEPHINE DARONCO INMAN
Street address (after sale): 204 S BREIDECKER ST
City: COLUMBIA
State: IL
ZIP: 62236-2009
Seller's daytime phone: 314-503-6869
Country: USA

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

DORISE M. BECK

Buyer's or trustee's name: DORISE M. BECK
Street address (after sale): 204 S BREIDECKER ST
City: COLUMBIA
State: IL
ZIP: 62236-2009
Buyer's daytime phone: 314-605-5984
Country: USA

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

Name or company: DORISE M. BECK
Street address: 204 S BREIDECKER ST
City: COLUMBIA
State: IL
ZIP: 62236-2009
Country: USA

Preparer Information

BARBARA FRUTH - COLUMBIA TITLE CO INC

Preparer and company name: BARBARA FRUTH - COLUMBIA TITLE CO INC
Street address: 110 VETERANS PKWY
City: COLUMBIA
State: IL
ZIP: 62236-2508
Preparer's email address (if available): barb@columbiatitleco.com
Preparer's daytime phone: 618-340-5054
Country: USA

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")
Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Land
Buildings



**Declaration ID:** 20240106720347

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**State/County Stamp:** 0-481-004-592

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Total	
Illinois Department of Revenue Use	Tab number



**Declaration ID:** 20240106720347

**Status:** Assessor Review

**State/County Stamp:** 0-481-004-592

**Documnet No.:** 431880

**Recording Date:** 1/25/2024

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### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JOSEPHINE DARONCO INMAN, SUCCESSOR TRUSTEE OF THE REVOCABLE TRUST OF EARL P. INMAN						

### Additional Buyers Information



Declaration ID: 20240106722996  
 Status: Assessor Review  
 Document No.: 431931  
 Recording Date: 1/30/2024

State/County Stamp: 1-249-995-824



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 973 FOREST VIEW DRIVE

Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>04-17-402-007-000</u>	<u>61 x 135</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/29/2024  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed X Trustee deed  
Beneficial interest Other (specify):

6 X Yes    No Will the property be the buyer's principal residence?

7    Yes X No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |             |           |  |
|-------------|-----------|--|
| Current     | Intended  |  |
| a <u>  </u> | <u>  </u> | Land/lot only  |
| b <u>X</u>  | <u>X</u>  | Residence (single-family, condominium, townhome, or duplex)  |
| c <u>  </u> | <u>  </u> | Mobile home residence  |
| d <u>  </u> | <u>  </u> | Apartment building (6 units or less) No. of units: <u>  </u> |
| e <u>  </u> | <u>  </u> | Apartment building (over 6 units) No. of units: <u>  </u>    |
| f <u>  </u> | <u>  </u> | Office   |
| g <u>  </u> | <u>  </u> | Retail establishment   |
| h <u>  </u> | <u>  </u> | Commercial building (specify):                               |
| i <u>  </u> | <u>  </u> | Industrial building  |
| j <u>  </u> | <u>  </u> | Farm   |
| k <u>  </u> | <u>  </u> | Other (specify):   |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

<u>  </u> Demolition/damage	<u>  </u> Additions	<u>  </u> Major remodeling
<u>  </u> New construction	<u>  </u> Other (specify):	

10 Identify only the items that apply to this sale.

- a    Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b    Sale between related individuals or corporate affiliates
- c    Transfer of less than 100 percent interest
- d    Court-ordered sale
- e    Sale in lieu of foreclosure
- f    Condemnation
- g    Short sale
- h    Bank REO (real estate owned)
- i    Auction sale
- j    Seller/buyer is a relocation company
- k    Seller/buyer is a financial institution or government agency
- l    Buyer is a real estate investment trust
- m    Buyer is a pension fund
- n    Buyer is an adjacent property owner
- o    Buyer is exercising an option to purchase
- p    Trade of property (simultaneous)
- q    Sale-leaseback
- r    Other (specify):
- s X Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>325,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106722996

Status: Assessor Review

State/County Stamp: 1-249-995-824

Document No.: 431931

Recording Date: 1/30/2024

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			325,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			325,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			650.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			325.00
20	County tax stamps — multiply Line 18 by 0.25.	20			162.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			487.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT NO. 7 IN MEADOW RIDGE PLAT NO. 7 IN ACCORDANCE WITH PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS, AS DOCUMENT #136561 IN PLAT ENVELOPE NO. 151-C. LOCATED IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

RICHARD MOORE AND RENEE MOORE, TRUSTEES OF THE RICHARD AND RENEE MOORE TRUST

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

973 FOREST VIEW DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2551  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-791-8063 \_\_\_\_\_ USA \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

SHELDON T. JOHNS

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

973 FOREST VIEW DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2551  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-593-8057 \_\_\_\_\_ USA \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

SHELDON T. JOHNS \_\_\_\_\_ 973 FOREST VIEW DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2551  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

USA \_\_\_\_\_  
 Country \_\_\_\_\_



Declaration ID: 20240106722996

Status: Assessor Review

Document No.: 431931

Recording Date: 1/30/2024

State/County Stamp: 1-249-995-824

BARBARA FRUTH - COLUMBIA TITLE CO INC

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
110 VETERANS PKWY	COLUMBIA	IL	62236-2508
Street address	City	State	ZIP
barb@columbiatitleco.com	618-340-5054		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2 <b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.  Land _____ Buildings _____ Total _____	<b>3</b> Year prior to sale _____ <b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes    _____ No <b>5</b> Comments _____
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



**Declaration ID:** 20240106722996

**Status:** Assessor Review

**Documnet No.:** 431931

**Recording Date:** 1/30/2024

**State/County Stamp:** 1-249-995-824

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MAGGIE A. JOHNS						





Declaration ID: 20240106713382  
 Status: Assessor Review  
 Document No.: 431800  
 Recording Date: 1/17/2024

State/County Stamp: 0-408-675-376



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 30 FIELDCREST DRIVE

Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1  
 3 Enter the primary parcel identifying number and lot size or acreage

04-17-449-014-103	Condo	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/11/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

- a  Land/lot only
- b   Residence (single-family, condominium, townhome, or duplex)
- c  Mobile home residence
- d  Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e  Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f  Office
- g  Retail establishment
- h  Commercial building (specify): \_\_\_\_\_
- i  Industrial building
- j  Farm
- k  Other (specify): \_\_\_\_\_

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

_____ Demolition/damage	_____ Additions	_____ Major remodeling
_____ New construction	_____ Other (specify):	

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify): \_\_\_\_\_
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	6,000.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	9,740.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>250,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106713382

Status: Assessor Review

Document No.: 431800

Recording Date: 1/17/2024

State/County Stamp: 0-408-675-376

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			250,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			250,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			500.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			250.00
20	County tax stamps — multiply Line 18 by 0.25.	20			125.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			375.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

UNIT NO. 3 OF MEADOW RIDGE CONDOMINIUMS WEST PHASE III PLAT "K", RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE 170-D.

EXCEPTING COAL, OIL, GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY.

SITUATED IN THE COUNTY OF MONROE, AND THE STATE OF ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

MARJORIE A. DREXLER

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

480 DD ROAD APT 310 \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-281-6629 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

BARBARA BAUM

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

30 FIELDCREST DRIVE \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-971-8118 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

BARBARA BAUM \_\_\_\_\_ 30 FIELDCREST DRIVE \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-0000  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP



Declaration ID: 20240106713382

Status: Assessor Review

Document No.: 431800

Recording Date: 1/17/2024

State/County Stamp: 0-408-675-376

Preparer Information

Preparer and company name ASHLEY EVANS - ACCENT TITLE INC	Preparer's file number (if applicable)	Escrow number (if applicable)
399 VETERANS PARKWAY	COLUMBIA	IL 62236-0000
Street address	City	State ZIP
ashley@acctitle.com	618-281-2040	204 USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20240106706158  
 Status: Assessor Review  
 Document No.: 431756  
 Recording Date: 1/11/2024

State/County Stamp: 0-458-029-104



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 100 VETERANS PARKWAY  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>04-17-469-001-000</u>	<u>157.7x232.06</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/2/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended
a <input type="checkbox"/>	<input type="checkbox"/> Land/lot only
b <input type="checkbox"/>	<input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/> Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/> Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/> Office
g <input type="checkbox"/>	<input type="checkbox"/> Retail establishment
h <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Commercial building (specify): <u>BUSINESS CENTER</u>
i <input type="checkbox"/>	<input type="checkbox"/> Industrial building
j <input type="checkbox"/>	<input type="checkbox"/> Farm
k <input type="checkbox"/>	<input type="checkbox"/> Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 Date

Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify):

10 Identify only the items that apply to this sale.

a  Fulfillment of installment contract  
 year contract initiated : \_\_\_\_\_

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify):

s  Homestead exemptions on most recent tax bill:

1 General/Alternative	_____	0.00
2 Senior Citizens	_____	0.00
3 Senior Citizens Assessment Freeze	_____	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>500,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240106706158

Status: Assessor Review

State/County Stamp: 0-458-029-104

Document No.: 431756

Recording Date: 1/11/2024

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			500,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			500,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,000.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			500.00
20	County tax stamps — multiply Line 18 by 0.25.	20			250.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			750.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT # 1 MEADOW RIDGE OFFICE CENTER IN ACCORDANCE WITH MINOR SUBDIVISION FINAL PLAT THEREOF RECORDED IN THE RECORDER OF DEEDS OFFICE, MONROE COUNTY, ILLINOIS IN PLAT ENVELOPE 150-C AS DOCUMENT NO. 136244. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, IN DEED RECORD 164 AT PAGES 756-757 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, SAID EXCEPTED TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

A PART OF LOT 1 OF MEADOW RIDGE OFFICE CENTER IN ACCORDANCE WITH MINOR SUBDIVISION FINAL PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN PLAT ENVELOPE 150-C AS DOCUMENT NO. 136244 BEING A PART OF SURVEY 416, CLAIM 492 AS SHOWN BY A PLAT RECORDED IN SAID RECORDER'S OFFICE ON PAGE 98 OF THE SURVEYOR'S OFFICIAL PLAT RECORD A, ALL IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE SOUTHWESTERLY COMER OF SAID LOT 1; THENCE NORTH 55 DEGREES 41 MINUTES 46 SECONDS EAST, 58.08 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF EDELWEISS ROAD, TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE NORTH 38 DEGREES 59 MINUTES 48 SECONDS EAST, 52.20 FEET; THENCE NORTH 55 DEGREES 41 MINUTES 46 SECONDS EAST, 75.00 FEET; THENCE NORTH 13 DEGREES 13 MINUTES 16 SECONDS EAST, 36.66 FEET TO THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE FA ROUTE 14 (MARKED ILLINOIS ROUTE 3); THENCE SOUTHEASTERLY ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, SAID LINE BEING A NON-TANGENT CURVE HAVING A RADIUS OF 8,498.62 FEET, A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 18 SECONDS AND AN ARC LENGTH OF 45.22 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 68 DEGREES 29 MINUTES 00 SECONDS EAST TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, SAID CORNER BEING THE INTERSECTION OF THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF FA ROUTE 14 AND THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF EDELWEISS ROAD; THENCE SOUTHWESTERLY ALONG SAID EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF EDELWEISS ROAD, SAID LINE BEING A NON-TANGENT CURVE HAVING A RADIUS OF 628.75 FEET, A CENTER ANGLE OF 06 DEGREES 45 MINUTES 38 SECONDS AND AN ARC LENGTH OF 74.19 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27 DEGREES 32 MINUTES 35 SECONDS EAST; THENCE SOUTH 55 DEGREES 41 MINUTES 46 SECONDS WEST, 68.13 FEET ALONG SAID EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF EDELWEISS ROAD TO THE POINT OF BEGINNING.

EXCEPTING COAL, OIL, GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY. SITUATED IN THE COUNTY OF MONROE, AND THE STATE OF ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

CHET BAKER AND BARBARA BAKER D/B/A B.I.C. PARTNERSHIP

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

4 JUSTIN DR  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-1981  
ZIP



Declaration ID: 20240106706158

Status: Assessor Review

Document No.: 431756

Recording Date: 1/11/2024

State/County Stamp: 0-458-029-104

618-917-6767

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

USA

Country

**Buyer Information**

REILLY HOLDINGS LLC

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

106 VETERANS PARKWAY

Street address (after sale)

COLUMBIA

City

IL

State

62236-0000

ZIP

618-550-9724

Buyer's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

REILLY HOLDINGS LLC

Name or company

106 VETERANS PARKWAY

Street address

COLUMBIA

City

IL

State

62236-0000

ZIP

**Preparer Information**

ASHLEY EVANS - ACCENT TITLE INC

Preparer and company name

0923-1620

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PKWY

Street address

COLUMBIA

City

IL

State

62236-2507

ZIP

ashley@acctitle.com

Preparer's email address (if available)

618-281-2040

Preparer's daytime phone

204

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20240106716901  
 Status: Assessor Review  
 Document No.: 431885  
 Recording Date: 1/25/2024

State/County Stamp: 1-918-389-296



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**Step 1: Identify the property and sale information.**

1 119 S YOUNG STREET  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>04-21-202-014-000</u>	<u>0.70</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/19/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |         |                                     |   |
|---------|-------------------------------------|---|
| Current | Intended                            |   |
| a       | <input type="checkbox"/>            | Land/lot only   |
| b       | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c       | <input type="checkbox"/>            | Mobile home residence   |
| d       | <input type="checkbox"/>            | Apartment building (6 units or less) No. of units: _____  |
| e       | <input type="checkbox"/>            | Apartment building (over 6 units) No. of units: _____   |
| f       | <input type="checkbox"/>            | Office  |
| g       | <input type="checkbox"/>            | Retail establishment  |
| h       | <input type="checkbox"/>            | Commercial building (specify):  |
| i       | <input type="checkbox"/>            | Industrial building   |
| j       | <input type="checkbox"/>            | Farm  |
| k       | <input type="checkbox"/>            | Other (specify):  |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

- 10 Identify only the items that apply to this sale.
- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b  Sale between related individuals or corporate affiliates
  - c  Transfer of less than 100 percent interest
  - d  Court-ordered sale
  - e  Sale in lieu of foreclosure
  - f  Condemnation
  - g  Short sale
  - h  Bank REO (real estate owned)
  - i  Auction sale
  - j  Seller/buyer is a relocation company
  - k  Seller/buyer is a financial institution or government agency
  - l  Buyer is a real estate investment trust
  - m  Buyer is a pension fund
  - n  Buyer is an adjacent property owner
  - o  Buyer is exercising an option to purchase
  - p  Trade of property (simultaneous)
  - q  Sale-leaseback
  - r  Other (specify):
  - s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

**Step 2: Calculate the amount of transfer tax due.**

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>219,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>





Declaration ID: 20240106716901

Status: Assessor Review

Document No.: 431885

Recording Date: 1/25/2024

State/County Stamp: 1-918-389-296

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			219,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			219,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			438.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			219.00
20 County tax stamps — multiply Line 18 by 0.25.	20			109.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			328.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOTS 1 AND 2 IN BLOCK 1 OF THE "FIRST ADDITION TO COLUMBIA ACRES"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF PLATS "B" ON PAGE 77, NOW PLAT ENVELOPE 76-A.

EXCEPTING COAL, OIL, GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY.

SITUATED IN THE COUNTY OF MONROE, AND THE STATE OF ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

ROBYN WERNER

Seller's or trustee's name Seller's trust number (if applicable - not an SSN or FEIN)

1159 WHITE PINE CIR COLUMBIA IL 62236-4165  
Street address (after sale) City State ZIP

573-421-6398 USA  
Seller's daytime phone Phone extension Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

SHEA BRENDEL

Buyer's or trustee's name Buyer's trust number (if applicable - not an SSN or FEIN)

119 S YOUNG ST COLUMBIA IL 62236-1937  
Street address (after sale) City State ZIP

618-780-7174 USA  
Buyer's daytime phone Phone extension Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

SHEA BRENDEL 119 S YOUNG ST COLUMBIA IL 62236-1937  
Name or company Street address City State ZIP



Declaration ID: 20240106716901

Status: Assessor Review

Document No.: 431885

Recording Date: 1/25/2024

State/County Stamp: 1-918-389-296

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

1223-1873

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PKWY

COLUMBIA

IL

62236-2507

Street address

City

State

ZIP

ashley@acctitle.com

618-281-2040

204

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Land
Buildings
Total
Illinois Department of Revenue Use Tab number



**Declaration ID:** 20240106716901

**Status:** Assessor Review

**State/County Stamp:** 1-918-389-296

**Documnet No.:** 431885

**Recording Date:** 1/25/2024

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### Additional Sellers Information

<u>Seller's name</u>	<u>Seller's address (after sale)</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>	<u>Seller's phone</u>	<u>Country</u>
TANNER WERNER	1159 WHITE PINE CIR	COLUMBIA	IL	622360000	5732255201	USA

### Additional Buyers Information

<u>Buyer's name</u>	<u>Buyer's address (after sale)</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>	<u>Buyer's phone</u>	<u>Country</u>
ELIZABETH CLARK	119 S YOUNG ST	COLUMBIA	IL	622360000	3147841806	USA



# PTAX-203 Illinois Real Estate Transfer Declaration



DocId:8019305

Tv:4015488

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

Monroe County, Illinois  
Jonathan McLean, Recorder

**P-431766**

Recording Fee: 0.00

RHSP Fee:

Pages Recorded: 2

Date Recorded: 01/11/2024 02:44 PM

Do not write in this area.  
County Recorder's Office use.

Please read the instructions before completing this form.  
For electronic filing information, visit the [MyDec Helpful Resource page](#).

### Step 1: Identify the property and sale information.

1 225 W. Legion Ave.  
Street address of property (or 911 address, if available)  
Columbia 62236  
City or village ZIP  
Monroe  
Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.  
**Property index number (PIN) Lot size or acreage**  
a 04-21-218-004-000 150 x 80  
b \_\_\_\_\_  
c \_\_\_\_\_  
d \_\_\_\_\_

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 1 / 2 / 02 / 20 / 23  
Month Year

5 Type of instrument (Mark with an "X."): X Warranty deed  
\_\_\_\_ Quit claim deed \_\_\_\_ Executor deed \_\_\_\_ Trustee deed  
\_\_\_\_ Beneficial interest \_\_\_\_ Other (specify): \_\_\_\_\_

6 Yes X No Will the property be the buyer's principal residence?

7 Yes X No Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.  
Current Intended (Mark **only one item per column** with an "X.")

- a \_\_\_\_\_ Land/lot only
- b X X Residence (single-family, condominium, townhome, or duplex)
- c \_\_\_\_\_ Mobile home residence
- d \_\_\_\_\_ Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e \_\_\_\_\_ Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f \_\_\_\_\_ Office
- g \_\_\_\_\_ Retail establishment
- h \_\_\_\_\_ Commercial building (specify): \_\_\_\_\_
- i \_\_\_\_\_ Industrial building
- j \_\_\_\_\_ Farm
- k \_\_\_\_\_ Other (specify): \_\_\_\_\_

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

Date of significant change: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Month Year

(Mark with an "X.")  
\_\_\_\_ Demolition/damage \_\_\_\_ Additions \_\_\_\_ Major remodeling  
\_\_\_\_ New construction \_\_\_\_ Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale. (Mark with an "X.")

- a \_\_\_\_\_ Fulfillment of installment contract —  
year contract initiated : \_\_\_\_\_
- b \_\_\_\_\_ Sale between related individuals or corporate affiliates
- c \_\_\_\_\_ Transfer of less than 100 percent interest
- d \_\_\_\_\_ Court-ordered sale
- e \_\_\_\_\_ Sale in lieu of foreclosure
- f \_\_\_\_\_ Condemnation
- g \_\_\_\_\_ Short sale
- h \_\_\_\_\_ Bank REO (real estate owned)
- i \_\_\_\_\_ Auction sale
- j \_\_\_\_\_ Seller/buyer is a relocation company
- k \_\_\_\_\_ Seller/buyer is a financial institution or government agency
- l \_\_\_\_\_ Buyer is a real estate investment trust
- m \_\_\_\_\_ Buyer is a pension fund
- n \_\_\_\_\_ Buyer is an adjacent property owner
- o \_\_\_\_\_ Buyer is exercising an option to purchase
- p \_\_\_\_\_ Trade of property (simultaneous)
- q \_\_\_\_\_ Sale-leaseback
- r \_\_\_\_\_ Other (specify): \_\_\_\_\_
- s \_\_\_\_\_ Homestead exemptions on most recent tax bill:  
1 General/Alternative \$ \_\_\_\_\_  
2 Senior Citizens \$ \_\_\_\_\_  
3 Senior Citizens Assessment Freeze \$ \_\_\_\_\_

### Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11	Full actual consideration	11	\$	<u>\$135,000.00</u>
12a	Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
12b	Was the value of a mobile home included on Line 12a?	12b		<u>Yes</u> <u>X</u> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>\$135,000.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0.00</u>
16	If this transfer is exempt, use an "X" to identify the provision.	16		<u>_____</u> b <u>_____</u> k <u>_____</u> m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>\$135,000.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18		<u>\$270.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>\$135.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>67.50</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>\$202.50</u>

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

**Step 3: Write the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.  
 SEE LEGAL DESCRIPTION ATTACHMENT

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information (Please print.)**

Erica Jenks, a married person acting individually and pursuant to Assent to Execution of Deeds and Waiver of Marital Rights  
 Seller's or trustee's name *recorded of even date herewith* Seller's trust number (if applicable - not an SSN or FEIN)  
 18 Kings Crossing St. Louis MO 63129  
 Street address (after sale) City State ZIP  
 Seller's or agent's signature *Erica Jenks* ( 314 ) 210-8119  
 Seller's daytime phone

**Buyer Information (Please print.)**

CJ Restoration, LLC  
 Buyer's or trustee's name Buyer's trust number (if applicable - not an SSN or FEIN)  
 225 W. Legion Columbia IL 62236  
 Street address (after sale) City State ZIP  
 Buyer's or agent's signature *Christopher Hollander* ( 618 ) 792-6571  
 Buyer's daytime phone

**Mail tax bill to:**

CJ Restoration, LLC 225 W. Legion Columbia IL 62236  
 Name or company Street address City State ZIP

**Preparer Information (Please print.)**

Ryan C. Kerner 23LT06973  
 Preparer's and company's name Preparer's file number (if applicable)  
 16090 Swingley Ridge Rd., Suite 120 Chesterfield MO 63017  
 Street address City State ZIP  
 Preparer's signature *Robert P. Lepp, as agent for Ryan C. Kerner* ( 314 ) 786-4000  
 Preparer's daytime phone  
 Ryan@Freedom-Title.com  
 Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A  
 Itemized list of personal property  Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
1 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No
Land _____	5 Comments _____
Buildings _____	
Total _____	

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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Declaration ID: 20240106718153  
 Status: Assessor Review  
 Document No.: 431939  
 Recording Date: 1/30/2024

State/County Stamp: 1-441-930-288



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 118 S LEO STREET  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>04-21-221-004-000</u>	<u>28x136</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/22/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |         |                                     |   |
|---------|-------------------------------------|---|
| Current | Intended                            |   |
| a       | <input type="checkbox"/>            | Land/lot only   |
| b       | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c       | <input type="checkbox"/>            | Mobile home residence   |
| d       | <input type="checkbox"/>            | Apartment building (6 units or less) No. of units: _____  |
| e       | <input type="checkbox"/>            | Apartment building (over 6 units) No. of units: _____   |
| f       | <input type="checkbox"/>            | Office  |
| g       | <input type="checkbox"/>            | Retail establishment  |
| h       | <input type="checkbox"/>            | Commercial building (specify):  |
| i       | <input type="checkbox"/>            | Industrial building   |
| j       | <input type="checkbox"/>            | Farm  |
| k       | <input type="checkbox"/>            | Other (specify):  |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

- 10 Identify only the items that apply to this sale.
- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b  Sale between related individuals or corporate affiliates
  - c  Transfer of less than 100 percent interest
  - d  Court-ordered sale
  - e  Sale in lieu of foreclosure
  - f  Condemnation
  - g  Short sale
  - h  Bank REO (real estate owned)
  - i  Auction sale
  - j  Seller/buyer is a relocation company
  - k  Seller/buyer is a financial institution or government agency
  - l  Buyer is a real estate investment trust
  - m  Buyer is a pension fund
  - n  Buyer is an adjacent property owner
  - o  Buyer is exercising an option to purchase
  - p  Trade of property (simultaneous)
  - q  Sale-leaseback
  - r  Other (specify):
  - s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>170,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106718153

Status: Assessor Review

Document No.: 431939

Recording Date: 1/30/2024

State/County Stamp: 1-441-930-288

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			170,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			170,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			340.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			170.00
20 County tax stamps — multiply Line 18 by 0.25.	20			85.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			255.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

COMMENCING AT A PIPE THAT MARKS THE INTERSECTION OF THE NORTH LINE OF LANDGRAF STREET WITH THE EAST LINE OF LEO STREET, IN THE CITY OF COLUMBIA, COUNTY OF MONROE AND STATE OF ILLINOIS; THENCE NORTH 4° 06' EAST A DISTANCE OF FIFTY (50) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 4° 06' EAST A DISTANCE OF 28.0 FEET TO A STAKE; THENCE NORTH 89° 48' EAST A DISTANCE OF 55.18 FEET TO A STAKE; THENCE NORTH 67° 54' EAST A DISTANCE OF 16.0 FEET TO A CROSS CUT INTO STONE STEP; THENCE NORTH 82° 20' EAST A DISTANCE OF 50.15 FEET TO A STAKE IN THE NORTHEASTERLY LINE OF THE ALBERT HORNBOSTEL PROPERTY; THENCE SOUTH 14° 25' EAST ALONG THE ALBERT HORNBOSTEL PROPERTY TO A POINT A PERPENDICULAR DISTANCE OF 50.0 FEET FROM THE NORTH LINE OF LANDGRAF STREET; THENCE IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO LANDGRAF STREET TO THE STAKE AT THE POINT OF BEGINNING.

EXCEPTING COAL, OIL, GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY.

SITUATED IN THE COUNTY OF MONROE, AND THE STATE OF ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

JENNIE F. FRIEDRICH  
 Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1884 FOX POINTE DR  
 Street address (after sale) \_\_\_\_\_ ARNOLD MO 63010-2858  
 City State ZIP

636-226-5063  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA  
 Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

MEREDITH MULLEN  
 Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

118 S. LEO STREET  
 Street address (after sale) \_\_\_\_\_ COLUMBIA IL 62236-0000  
 City State ZIP

913-378-5146  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA  
 Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.





Declaration ID: 20240106718153

Status: Assessor Review

Document No.: 431939

Recording Date: 1/30/2024

State/County Stamp: 1-441-930-288

is true, correct, and complete.

Mail tax bill to:

MEREDITH MULLEN 118 S. LEO STREET COLUMBIA IL 62236-0000
Name or company Street address City State ZIP

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC 1223-1880
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
399 VETERANS PARKWAY COLUMBIA IL 62236-0000
Street address City State ZIP
ashley@acctitle.com 618-281-2040 204 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land Buildings Total
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Illinois Department of Revenue Use Tab number



**Declaration ID:** 20240106718153

**Status:** Assessor Review

**Documnet No.:** 431939

**Recording Date:** 1/30/2024

**State/County Stamp:** 1-441-930-288

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
TYLER KNOCH	118 S. LEO STREET	COLUMBIA	IL	622360000	6186605425	USA



Declaration ID: 20240106723346  
 Status: Assessor Review  
 Document No.: 431935  
 Recording Date: 1/30/2024

State/County Stamp: 0-236-170-288



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 1600 TIMBER RIDGE  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>04-23-465-117-000</u>	<u>0.69</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/29/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended
a <input type="checkbox"/>	<input type="checkbox"/> Land/lot only
b <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/> Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/> Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/> Office
g <input type="checkbox"/>	<input type="checkbox"/> Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/> Commercial building (specify):
i <input type="checkbox"/>	<input type="checkbox"/> Industrial building
j <input type="checkbox"/>	<input type="checkbox"/> Farm
k <input type="checkbox"/>	<input type="checkbox"/> Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 Date

Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify):

10 Identify only the items that apply to this sale.

a  Fulfillment of installment contract  
 year contract initiated : \_\_\_\_\_

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify):

s  Homestead exemptions on most recent tax bill:

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>600,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240106723346

Status: Assessor Review

Document No.: 431935

Recording Date: 1/30/2024

State/County Stamp: 0-236-170-288

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			600,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			600,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,200.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			600.00
20 County tax stamps — multiply Line 18 by 0.25.	20			300.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			900.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT NO. 117 OF "COUNTRY CROSSINGS - PHASE III" FINAL PLAT, BEING A SUBDIVISION OF PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 AND PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, RECORDED DECEMBER 9, 2003, IN PLAT ENVELOPE 2-171A AS DOCUMENT NO. 282948, OFFICE OF THE RECORDER, MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

ERIC G. GILLAN

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

1600 TIMBER RDG

Street address (after sale)

COLUMBIA

City

IL

State

62236-3355

ZIP

618-709-3800

Seller's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

STEVEN M. GORHAM

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

1600 TIMBER RDG

Street address (after sale)

COLUMBIA

City

IL

State

62236-3355

ZIP

636-448-1475

Buyer's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

STEVEN M. GORHAM

Name or company

1600 TIMBER RDG

Street address

COLUMBIA

City

IL

State

62236-3355

ZIP

USA

Country



Declaration ID: 20240106723346

Status: Assessor Review

Document No.: 431935

Recording Date: 1/30/2024

State/County Stamp: 0-236-170-288

Preparer Information

BARBARA FRUTH - COLUMBIA TITLE CO INC

Preparer and company name, 110 VETERANS PKWY, Street address, barb@columbiatitleco.com, Preparer's email address (if available), Preparer's file number (if applicable), COLUMBIA, City, 618-340-5054, Preparer's daytime phone, Escrow number (if applicable), IL, State, 62236-2508, ZIP, USA, Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description, Form PTAX-203-A, Itemized list of personal property, Form PTAX-203-B

To be completed by the Chief County Assessment Officer, 1 County, Township, Class, Cook-Minor, Code 1, Code 2, 2 Board of Review's final assessed value for the assessment year prior to the year of sale, Land, Buildings, Total, 3 Year prior to sale, 4 Does the sale involve a mobile home assessed as real estate? Yes, No, 5 Comments

Illinois Department of Revenue Use, Tab number



**Declaration ID:** 20240106723346

**Status:** Assessor Review

**State/County Stamp:** 0-236-170-288

**Documnet No.:** 431935

**Recording Date:** 1/30/2024

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### Additional Sellers Information

<u>Seller's name</u>	<u>Seller's address (after sale)</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>	<u>Seller's phone</u>	<u>Country</u>
DENISE GILLAN						

### Additional Buyers Information

<u>Buyer's name</u>	<u>Buyer's address (after sale)</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>	<u>Buyer's phone</u>	<u>Country</u>
CONNIE A. GORHAM CORINNE GORHAM ELIZABETH MARIE BECK						



Declaration ID: 20240106714403  
 Status: Assessor Review  
 Document No.: 431883  
 Recording Date: 1/25/2024

State/County Stamp: 1-898-679-344



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 101 WESTWOOD COURT  
 Street address of property (or 911 address, if available)  
COLUMBIA 62236-0000  
 City or village ZIP  
T1S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>04-26-218-049-000</u>	<u>.49</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/24/2024  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed Trustee deed  
Beneficial interest X Other (specify): Special Warranty Deed

6 X Yes    No Will the property be the buyer's principal residence?

7 X Yes    No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a <u>  </u>	<u>  </u>	Land/lot only
b <u>X</u>	<u>X</u>	Residence (single-family, condominium, townhome, or duplex)
c <u>  </u>	<u>  </u>	Mobile home residence
d <u>  </u>	<u>  </u>	Apartment building (6 units or less) No. of units: <u>  </u>
e <u>  </u>	<u>  </u>	Apartment building (over 6 units) No. of units: <u>  </u>
f <u>  </u>	<u>  </u>	Office
g <u>  </u>	<u>  </u>	Retail establishment
h <u>  </u>	<u>  </u>	Commercial building (specify): <u>  </u>
i <u>  </u>	<u>  </u>	Industrial building
j <u>  </u>	<u>  </u>	Farm
k <u>  </u>	<u>  </u>	Other (specify): <u>  </u>

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale.

- a    Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b    Sale between related individuals or corporate affiliates
- c    Transfer of less than 100 percent interest
- d    Court-ordered sale
- e    Sale in lieu of foreclosure
- f    Condemnation
- g    Short sale
- h    Bank REO (real estate owned)
- i    Auction sale
- j    Seller/buyer is a relocation company
- k    Seller/buyer is a financial institution or government agency
- l    Buyer is a real estate investment trust
- m    Buyer is a pension fund
- n    Buyer is an adjacent property owner
- o    Buyer is exercising an option to purchase
- p    Trade of property (simultaneous)
- q    Sale-leaseback
- r    Other (specify): \_\_\_\_\_
- s X Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>604,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20240106714403

Status: Assessor Review

Document No.: 431883

Recording Date: 1/25/2024

State/County Stamp: 1-898-679-344

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			604,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			604,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,208.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			604.00
20	County tax stamps — multiply Line 18 by 0.25.	20			302.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			906.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT NO. 49 IN "COUNTRY CROSSINGS-PHASE II" FINAL PLAT PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED JANUARY 30, 2002 IN PLAT ENVELOPE 2-141B AS DOCUMENT NO. 256354 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

DAVID A. JR AND ELIZABETH A. BADE

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

644 NORTHFORK VILLAGE RD \_\_\_\_\_ TECUMSEH \_\_\_\_\_ MO \_\_\_\_\_ 65760-8213  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-803-6201 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

CHRISTOPHER L. SCHENEWERK

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

101 WESTWOOD CT \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-3352  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-792-2242 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

CHRISTOPHER L. SCHENEWERK \_\_\_\_\_ 101 WESTWOOD CT \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-3352  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
Preparer Information \_\_\_\_\_ Country \_\_\_\_\_



Declaration ID: 20240106714403

Status: Assessor Review

Document No.: 431883

Recording Date: 1/25/2024

State/County Stamp: 1-898-679-344

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2	<b>3</b> Year prior to sale _____
<b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.	<b>4</b> Does the sale involve a mobile home assessed as real estate?    _____ Yes    _____ No
Land _____ Buildings _____ Total _____	<b>5</b> Comments
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20231206799889  
 Status: Assessor Review  
 Document No.: 431860  
 Recording Date: 1/24/2024

State/County Stamp: 1-100-811-312



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 8742 D ROAD  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

07-05-449-013-000	0.86	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/13/2023  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed Trustee deed  
Beneficial interest  Other (specify): Special Warranty Deed

6 Yes  No Will the property be the buyer's principal residence?

7  Yes No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- | Current                             | Intended                            |  |
|-------------------------------------|-------------------------------------|--|
| <u>  </u>                           | <u>  </u>                           | a <u>  </u> Land/lot only  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | b <u>  </u> Residence (single-family, condominium, townhome, or duplex)  |
| <u>  </u>                           | <u>  </u>                           | c <u>  </u> Mobile home residence  |
| <u>  </u>                           | <u>  </u>                           | d <u>  </u> Apartment building (6 units or less) No. of units: <u>  </u> |
| <u>  </u>                           | <u>  </u>                           | e <u>  </u> Apartment building (over 6 units) No. of units: <u>  </u>    |
| <u>  </u>                           | <u>  </u>                           | f <u>  </u> Office   |
| <u>  </u>                           | <u>  </u>                           | g <u>  </u> Retail establishment   |
| <u>  </u>                           | <u>  </u>                           | h <u>  </u> Commercial building (specify): <u>  </u>                     |
| <u>  </u>                           | <u>  </u>                           | i <u>  </u> Industrial building  |
| <u>  </u>                           | <u>  </u>                           | j <u>  </u> Farm   |
| <u>  </u>                           | <u>  </u>                           | k <u>  </u> Other (specify): <u>  </u>                                   |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify): \_\_\_\_\_

- 10 Identify only the items that apply to this sale.
- a    Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b    Sale between related individuals or corporate affiliates
  - c    Transfer of less than 100 percent interest
  - d    Court-ordered sale
  - e    Sale in lieu of foreclosure
  - f    Condemnation
  - g    Short sale
  - h  Bank REO (real estate owned)
  - i    Auction sale
  - j    Seller/buyer is a relocation company
  - k  Seller/buyer is a financial institution or government agency
  - l    Buyer is a real estate investment trust
  - m    Buyer is a pension fund
  - n    Buyer is an adjacent property owner
  - o    Buyer is exercising an option to purchase
  - p    Trade of property (simultaneous)
  - q    Sale-leaseback
  - r    Other (specify): \_\_\_\_\_
  - s    Homestead exemptions on most recent tax bill:
 

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>90,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20231206799889

Status: Assessor Review

Document No.: 431860

Recording Date: 1/24/2024

State/County Stamp: 1-100-811-312

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			90,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			90,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			180.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			90.00
20	County tax stamps — multiply Line 18 by 0.25.	20			45.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			135.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOTS NUMBER EIGHTEEN (18), NINETEEN (19), TWENTY (20) AND TWENTY-ONE (21) OF BLOCK NO. 4 OF THE TOWN OF NEW HANOVER IN SECTION FIVE (5), TOWNSHIP TWO (2) SOUTH, RANGE TEN (10) WEST OF THE 3RD P.M., IN MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

75 BEATTIE PL STE 300 \_\_\_\_\_ GREENVILLE \_\_\_\_\_ SC \_\_\_\_\_ 29601-2138  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

630-794-5300 \_\_\_\_\_ USA \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

MICHAEL J WEILER \_\_\_\_\_  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

1225 WHITE PINE CIR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4157  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-365-3893 \_\_\_\_\_ USA \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

MICHAEL J WEILER \_\_\_\_\_ 1225 WHITE PINE CIR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4157  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
 Country \_\_\_\_\_

**Preparer Information**



Declaration ID: 20231206799889

Status: Assessor Review

Document No.: 431860

Recording Date: 1/24/2024

State/County Stamp: 1-100-811-312

MELANIE MACKE - CODILIS AND ASSOCIATES

14-23-03635

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

15W030 N FRONTAGE RD

BURR RIDGE

IL

60527-6921

Street address

City

State

ZIP

melanie.macke@il.cslegal.com

630-794-5630

Phone extension

USA

Preparer's email address (if available)

Preparer's daytime phone

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes    _____ No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



**Declaration ID:** 20231206799889

**Status:** Assessor Review

**Documnet No.:** 431860

**Recording Date:** 1/24/2024

**State/County Stamp:** 1-100-811-312

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
KAREN M WEILER	1225 WHITE PINE CIRCLE	COLUMBIA	IL	622360000	6183653893	USA



# PTAX-203

## Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.  
This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

### Step 1: Identify the property and sale information.

1 128 Sterritt Run  
Street address of property (or 911 address, if available)  
Waterloo 62298  
City or village ZIP  
TWN 07-T2S R10W  
Township

2 Write the total number of parcels to be transferred. 1  
3 Write the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a <u>07-13-117-018-000</u>	<u>.91</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 0 / 1 / 2 / 0 / 2 / 3  
Month Year

5 Type of instrument (Mark with an "X."): \_\_\_\_\_ Warranty deed  
\_\_\_\_\_ Quit claim deed \_\_\_\_\_ Executor deed  Trustee deed  
\_\_\_\_\_ Beneficial interest \_\_\_\_\_ Other (specify): \_\_\_\_\_

6 \_\_\_\_\_ Yes \_\_\_\_\_ No Will the property be the buyer's principal residence?

7 \_\_\_\_\_ Yes \_\_\_\_\_ No Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.  
Current Intended (Mark only one item per column with an "X.")

- a \_\_\_\_\_ Land/lot only
- b  Residence (single-family, condominium, townhome, or duplex)
- c \_\_\_\_\_ Mobile home residence
- d \_\_\_\_\_ Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e \_\_\_\_\_ Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f \_\_\_\_\_ Office
- g \_\_\_\_\_ Retail establishment
- h \_\_\_\_\_ Commercial building (specify): \_\_\_\_\_
- i \_\_\_\_\_ Industrial building
- j \_\_\_\_\_ Farm
- k \_\_\_\_\_ Other (specify): \_\_\_\_\_

### Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11	Full actual consideration	11	\$ 565,000.00
12a	Amount of personal property included in the purchase	12a	\$ 0
12b	Was the value of a mobile home included on Line 12a?	12b	_____ Yes <input checked="" type="checkbox"/> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$ 565,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$ 0
15	Outstanding mortgage amount to which the transferred real property remains subject	15	\$ 0
16	If this transfer is exempt, use an "X" to identify the provision.	16	_____ b _____ k _____ m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$ 565,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18	1130.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	\$ 565.00
20	County tax stamps — multiply Line 18 by 0.25.	20	\$ 282.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$ 847.50



DocId:8019380  
Tx:4015547

Monroe County, Illinois  
Jonathan McLean, Recorder

P-431805

Recording Fee: 0.00

RHSP Fee:

Pages Recorded: 3

Date Recorded: 01/17/2024 03:05 PM

Do not write in this area. County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

Date of significant change: \_\_\_\_\_ / \_\_\_\_\_  
Month Year

(Mark with an "X.")

\_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
\_\_\_\_\_ New construction \_\_\_\_\_ Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale. (Mark with an "X.")

- a \_\_\_\_\_ Fulfillment of installment contract —  
year contract initiated : \_\_\_\_\_
- b \_\_\_\_\_ Sale between related individuals or corporate affiliates
- c \_\_\_\_\_ Transfer of less than 100 percent interest
- d \_\_\_\_\_ Court-ordered sale
- e \_\_\_\_\_ Sale in lieu of foreclosure
- f \_\_\_\_\_ Condemnation
- g \_\_\_\_\_ Short sale
- h \_\_\_\_\_ Bank REO (real estate owned)
- i \_\_\_\_\_ Auction sale
- j \_\_\_\_\_ Seller/buyer is a relocation company
- k \_\_\_\_\_ Seller/buyer is a financial institution or government agency
- l \_\_\_\_\_ Buyer is a real estate investment trust
- m \_\_\_\_\_ Buyer is a pension fund
- n \_\_\_\_\_ Buyer is an adjacent property owner
- o \_\_\_\_\_ Buyer is exercising an option to purchase
- p \_\_\_\_\_ Trade of property (simultaneous)
- q \_\_\_\_\_ Sale-leaseback
- r \_\_\_\_\_ Other (specify): \_\_\_\_\_

s  Homestead exemptions on most recent tax bill:

1 General/Alternative \$ 6,000.00

2 Senior Citizens \$ 5,000.00

3 Senior Citizens Assessment Freeze \$ \_\_\_\_\_



**Step 3: Write the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information (Please print.)**

Linda O. Lewis, Trustee of the Scott W. and Linda O. Lewis Trust

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
135 West 4th St. Apt 1W New York, NY 10012			
Street address (after sale)		City	State ZIP
<i>Mary Roy as Agent</i>		(618) 420	- 8742
Seller's or agent's signature		Seller's daytime phone	

**Buyer Information (Please print.)**

William Griebel and Christopher Griebel

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
128 Sterritt Run Waterloo, IL 62298			
Street address (after sale)		City	State ZIP
<i>Mary Roy as Agent</i>		(618) 939	- 5219
Buyer's or agent's signature		Buyer's daytime phone	

**Mail tax bill to:**

William Griebel and Christopher Griebel 128 Sterritt Run Waterloo, IL 62298

Name or company	Street address	City	State	ZIP

**Preparer Information (Please print.)**

Pinnacle Title Agency, LLC

Preparer's and company's name		16152-23	
1003 E. Wesley Dr. Suite C		Preparer's file number (if applicable)	
O'Fallon, IL 62269			
Street address		City	State ZIP
<i>Mary Roy</i>		(618)	726-1500
Preparer's signature		Preparer's daytime phone	
mdonjon@ptatitle.com			
Preparer's e-mail address (if available)			

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A  
 Itemized list of personal property  Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
1 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? Yes _____ No _____
Land _____	5 Comments _____
Buildings _____	
Total _____	

Illinois Department of Revenue Use	Tab number

Lot Number 18 of Sterritt's Run, a subdivision, reference being had to the plat thereof recorded in Envelope 142C in the Office of the Recorder of Deeds, Monroe County, Illinois.



# PTAX-203

## Illinois Real Estate Transfer Declaration



DocId:8019715  
Tx:4015820

Monroe County, Illinois  
Jonathan McLean, Recorder

**P-431954**

Recording Fee: 0.00  
RHSP Fee:

Pages Recorded: 3

Date Recorded: 01/31/2024 10:49 AM

Do not write in this area. County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

Please read the instructions before completing this form.  
This form can be completed electronically at tax.illinois.gov/retd.

### Step 1: Identify the property and sale information.

1 23 Villa Court  
Street address or property (or 911 address, if available)  
Waterloo 62298  
City or village Zip  
Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.

Parcel identifying number	Lot size or acreage
a <u>0724202019-123</u>	
b	
c	
d	

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: January / 2024  
Month Year

5 Type of deed/trust document (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No. Will the property be the buyer's principal

7  Yes  No. Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.  
Current Intended (Mark only one item per column with an "X.")

- a  Land/lot only
- b   Residence (single-family, condominium, townhome, or duplex)
- c  Mobile home residence
- d  Apartment building (6 units or less) No. of units
- e  Apartment building (over 6 units) No. of units
- f  Office
- g  Retail establishment
- h  Commercial building
- i  Industrial building
- j  Farm
- k  Other

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

Date of significant change: \_\_\_\_\_ / \_\_\_\_\_  
Month Year  
(Mark with an "X.")  
 Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify):

10 Identify only the items that apply to this sale. (Mark with an "X.")

- a  Fulfillment of installment contract – year contract initiated: \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify): \_\_\_\_\_
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	\$	<u>6000.00</u>
2 Senior Citizens	\$	<u>5000.00</u>
3 Senior Citizens Assessment Freeze	\$	<u>289 0.00</u>

### Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial

11 Full actual consideration	11	\$	<u>225,000.00</u>
12a Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
12b Was the value of a mobile home included on Line 12a?	12b	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>225,000.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	<u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0.00</u>
16 If this transfer is exempt, use an "X" to identify the provision.	16	<input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m	
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>225,000.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g. 61.002 rounds to 62)	18		<u>450.00</u>
19 Illinois tax stamps – multiply Line 18 by 0.50.	19	\$	<u>225.00</u>
20 County tax stamps – multiply Line 18 by 0.25	20	\$	<u>112.50</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>337.50</u>

**Step 3: Write the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8½" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

See attached

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information (Please print.)**

Lewis W. Asselmeier and Anna M. Asselmeier  
 Seller's or trustee's name

623 Hamacher Street  
 Street address (after sale)

*Lewis W. Asselmeier*  
 Seller's or agent's signature

Seller's trust number (if applicable – not an SSN or FEIN)

Waterloo IL 62298  
 City State ZIP

618-939-3234  
 Seller's daytime phone

**Buyer Information (Please print.)**

Jerry Berghoefer and Sandra Keevil  
 Buyer's or trustee's name

23 Villa Court  
 Street address (after sale)

*Sandra Keevil*  
 Buyer's or agent's signature

Buyer's trust number (if applicable – not an SSN or FEIN)

Waterloo IL 62298  
 City State ZIP

(618) 281-5522  
 Buyer's daytime phone

**Mail tax bill to:**

Jerry Berghoefer and Sandra Keevil 23 Villa Court  
 Name or company Street address

Waterloo IL 62298  
 City State ZIP

**Preparer Information (Please print.)**

Mon-Clair Title Company  
 Preparer's and company's name

101 East Mill Street, P O Box 132  
 Street address (after sale)

*[Signature]*  
 Preparer's signature

24001  
 Preparer's file number (if applicable)

Waterloo IL 62298  
 City State ZIP

(618) 939-6126  
 Preparer's daytime phone

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A  
 Itemized list of personal property  Form PTAX-203-B

To be completed by the Chief County Assessment Officer					
1	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year Prior to the year of the sale				
	Land				
	Buildings				
	Total				
Illinois Department of Revenue Use			Tab Number		



**PTAX-203**

**Step 3: Legal Description**

Parcel Number: 0724202019-123

Unit No. 23 in Villas of Bradford, Parcel 3, Phase 1, as delineated on Plat of Survey of the following described parcel of real estate: Part of Lot 3 of "Bradford North" being a subdivision of Part of Tax Lots 3A and 4 of U.S. Survey 641, Claim 1645, and Part of Lots 33, 34, & 35 of "Marney's Clearing," being a subdivision of Part of Tax Lot 4 of U.S. Survey 641, Claim 1645, all in Township 2 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois, which plat of survey is recorded in the Office of the Recorder of Monroe County, Illinois, in envelope 2-128A, together with a percentage of the Common Elements appurtenant to the unit as calculated according to the formula set forth in the Declaration of Condominium made by BO & JM, Inc. erroneously referred to therein as B.O. & J.M. Corp., recorded in the Office of the Recorder of Monroe County, Illinois in Book 220, pages 92 through 147, and together with additional Common Elements as such amended plats are filed of record, in the percentages calculated according to the formula set forth in the Declaration which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended plat as though conveyed hereby.



Declaration ID: 20240106711163  
 Status: Assessor Review  
 Document No.: 431820  
 Recording Date: 1/18/2024

State/County Stamp: 2-138-215-472



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 205 CHESTER AVENUE

Street address of property (or 911 address, if available)

WATERLOO

62298-0000

City or village

ZIP

T2S R10W

Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

07-24-250-011-000

.17

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/17/2024

Date

5 Type of instrument (Mark with an "X."):  Warranty deed

Quit claim deed  Executor deed  Trustee deed

Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a   Land/lot only

b   Residence (single-family, condominium, townhome, or duplex)

c   Mobile home residence

d   Apartment building (6 units or less) No. of units: \_\_\_\_\_

e   Apartment building (over 6 units) No. of units: \_\_\_\_\_

f   Office

g   Retail establishment

h   Commercial building (specify):

i   Industrial building

j   Farm

k   Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify):

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify):
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	6,000.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	190,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20240106711163

Status: Assessor Review

State/County Stamp: 2-138-215-472

Document No.: 431820

Recording Date: 1/18/2024

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			190,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			190,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			380.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			190.00
20	County tax stamps — multiply Line 18 by 0.25.	20			95.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			285.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 16, AND 10 FEET OF EVEN WIDTH OFF OF THE WESTERLY SIDE OF LOT 15, IN BLOCK 1 OF PAUTLER HEIGHTS #1 IN SUR. 640, CL. 562 IN T. 2 S., R. 10 W. OF 3RD P.M., MONROE COUNTY, IL AS SHOWN BY PLAT OF "PAUTLER HEIGHTS" NOW ON RECORD IN THE RECORDER'S OFFICE OF MONROE COUNTY, IL IN PLAT BOOK "A" ON P. 194, NOW IN PLAT ENVELOPE 46-B.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

JESSICA L. AND TYLER WETZLER

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

437 ALPINE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1086  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-410-6009 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

MICHELLE BURNS

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

205 CHESTER AVE \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1018  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-975-4410 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

MICHELLE BURNS \_\_\_\_\_ 205 CHESTER AVE \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1018  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

USA \_\_\_\_\_  
Country \_\_\_\_\_





Declaration ID: 20240106711163

Status: Assessor Review

Document No.: 431820

Recording Date: 1/18/2024

State/County Stamp: 2-138-215-472

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20240106705909  
 Status: Assessor Review  
 Document No.: 431715  
 Recording Date: 1/5/2024

State/County Stamp: 1-248-499-760



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 437 ALPINE DRIVE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>07-24-365-007-000</u>	<u>.27</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/5/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |         |                                     |   |
|---------|-------------------------------------|---|
| Current | Intended                            |   |
| a       | <input type="checkbox"/>            | Land/lot only   |
| b       | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c       | <input type="checkbox"/>            | Mobile home residence   |
| d       | <input type="checkbox"/>            | Apartment building (6 units or less) No. of units: _____  |
| e       | <input type="checkbox"/>            | Apartment building (over 6 units) No. of units: _____   |
| f       | <input type="checkbox"/>            | Office  |
| g       | <input type="checkbox"/>            | Retail establishment  |
| h       | <input type="checkbox"/>            | Commercial building (specify):  |
| i       | <input type="checkbox"/>            | Industrial building   |
| j       | <input type="checkbox"/>            | Farm  |
| k       | <input type="checkbox"/>            | Other (specify):  |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

<input type="checkbox"/>	Demolition/damage	<input type="checkbox"/>	Additions	<input type="checkbox"/>	Major remodeling
<input type="checkbox"/>	New construction	<input type="checkbox"/>	Other (specify):		

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify):
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>86,940.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>325,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106705909

Status: Assessor Review

State/County Stamp: 1-248-499-760

Document No.: 431715

Recording Date: 1/5/2024

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			325,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	<input type="checkbox"/>	k
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			325,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			650.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			325.00
20 County tax stamps — multiply Line 18 by 0.25.	20			162.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			487.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 7 OF SHADY SPRINGS FIRST ADDITION PHASE 1 REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT ENVELOPE 2-236B IN THE RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

DANIEL JR AND CHRISTINA LAMBERT

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1610 SHADOW RDG \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-3357  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-772-8306 \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

TYLER AND JESSICA WETZLER

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

437 ALPINE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1086  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-781-8293 \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

TYLER AND JESSICA WETZLER \_\_\_\_\_ 437 ALPINE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1086  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

USA \_\_\_\_\_  
Country \_\_\_\_\_

**Preparer Information**

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY



Declaration ID: 20240106705909

Status: Assessor Review

Document No.: 431715

Recording Date: 1/5/2024

State/County Stamp: 1-248-499-760

TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20240106706524  
 Status: Assessor Review  
 Document No.: 431828  
 Recording Date: 1/19/2024

State/County Stamp: 0-774-083-632



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 302 N MOORE STREET

Street address of property (or 911 address, if available)

WATERLOO

62298-0000

City or village

ZIP

T2S R10W

Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

07-25-134-007-000

.23

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/19/2024

Date

5 Type of instrument (Mark with an "X."):  Warranty deed

Quit claim deed  Executor deed  Trustee deed

Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a   Land/lot only

b   Residence (single-family, condominium, townhome, or duplex)

c   Mobile home residence

d   Apartment building (6 units or less) No. of units: \_\_\_\_\_

e   Apartment building (over 6 units) No. of units: \_\_\_\_\_

f   Office

g   Retail establishment

h   Commercial building (specify):

i   Industrial building

j   Farm

k   Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify):

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract  
year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify):
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	6,000.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>194,500.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240106706524

Status: Assessor Review

Document No.: 431828

Recording Date: 1/19/2024

State/County Stamp: 0-774-083-632

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			194,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			194,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			389.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			194.50
20	County tax stamps — multiply Line 18 by 0.25.	20			97.25
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			291.75

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

TWENTY-SEVEN FEET OFF OF THE SOUTH SIDE OF LOT NO. 7 AND 40 FEET OFF OF THE NORTH SIDE OF LOT NO. 8, ALL IN GEORGE C. GAUEN'S SECOND ADDITION TO THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORD "A" ON PAGE 109, NOW IN PLAT ENVELOPE 24-B IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

LARA J. POPE AND JASON GRIFFIN

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

1000 WALDEN CREEK TRCE BLDG 10

Street address (after sale)

SPRING HILL

City

TN

State

37174-6502

ZIP

618-920-1849

Seller's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

MIRANDA LEON GUERRERO

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

302 N MOORE ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1127

ZIP

618-340-3946

Buyer's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

MIRANDA LEON GUERRERO

Name or company

302 N MOORE ST

Street address

WATERLOO

City

IL

State

62298-1127

ZIP

USA

Country

**Preparer Information**



Declaration ID: 20240106706524

Status: Assessor Review

Document No.: 431828

Recording Date: 1/19/2024

State/County Stamp: 0-774-083-632

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2	<b>3</b> Year prior to sale _____
<b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.	<b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes    _____ No
Land _____ Buildings _____ Total _____	<b>5</b> Comments
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>





Declaration ID: 20231206700844  
 Status: Assessor Review  
 Document No.: 431706  
 Recording Date: 1/5/2024

State/County Stamp: 2-099-910-704



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 605 PARK STREET  
 Street address of property (or 911 address, if available)  
WATERLOO 62298-0000  
 City or village ZIP  
T2S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>07-25-182-001-000</u>	<u>3.0</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/27/2023  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed Trustee deed  
Beneficial interest X Other (specify): Special Warranty Deed

6 X Yes    No Will the property be the buyer's principal residence?

7 X Yes    No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a <u>  </u>	<u>  </u>	Land/lot only
b <u>X</u>	<u>X</u>	Residence (single-family, condominium, townhome, or duplex)
c <u>  </u>	<u>  </u>	Mobile home residence
d <u>  </u>	<u>  </u>	Apartment building (6 units or less) No. of units: <u>  </u>
e <u>  </u>	<u>  </u>	Apartment building (over 6 units) No. of units: <u>  </u>
f <u>  </u>	<u>  </u>	Office
g <u>  </u>	<u>  </u>	Retail establishment
h <u>  </u>	<u>  </u>	Commercial building (specify): <u>  </u>
i <u>  </u>	<u>  </u>	Industrial building
j <u>  </u>	<u>  </u>	Farm
k <u>  </u>	<u>  </u>	Other (specify): <u>  </u>

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale.

- a    Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b    Sale between related individuals or corporate affiliates
- c    Transfer of less than 100 percent interest
- d    Court-ordered sale
- e    Sale in lieu of foreclosure
- f    Condemnation
- g    Short sale
- h    Bank REO (real estate owned)
- i    Auction sale
- j    Seller/buyer is a relocation company
- k    Seller/buyer is a financial institution or government agency
- l    Buyer is a real estate investment trust
- m    Buyer is a pension fund
- n    Buyer is an adjacent property owner
- o    Buyer is exercising an option to purchase
- p    Trade of property (simultaneous)
- q    Sale-leaseback
- r    Other (specify): \_\_\_\_\_
- s X Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>125,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20231206700844

Status: Assessor Review

State/County Stamp: 2-099-910-704

Document No.: 431706

Recording Date: 1/5/2024

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			125,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			125,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			250.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			125.00
20	County tax stamps — multiply Line 18 by 0.25.	20			62.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			187.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

A PART OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON PIN WHICH MARKS THE SOUTHWEST CORNER OF TAX LOT 8-B OF SAID SECTION 25, AS SHOWN ON PAGE 39 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A"; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREES, 04 MINUTES, 19 SECONDS EAST ALONG THE WEST LINE OF THE ABOVE-REFERENCED TAX LOT 8-B A DISTANCE OF 120.0 FEET TO AN IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES, 44 MINUTES, 36 SECONDS EAST ALONG THE NORTH LINE OF TAX LOT 8-B, A DISTANCE OF 26.00 FEET TO AN IRON PIN AT THE SOUTHERLY CORNER OF THE WESTERNMOST LINE OF THAT TRACT DESCRIBED TO THE MONROE COUNTY FARM BUREAU BY INSTRUMENT IN DEED RECORD BOOK 122, PAGE 643 IN THE MONROE COUNTY RECORDER'S OFFICE; THENCE NORTH 01 DEGREES, 04 MINUTES, 19 SECONDS EAST, ALONG THE SAID WESTERNMOST FARM BUREAU PROPERTY LINE, A DISTANCE OF 210.00 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES, 44 MINUTES, 36 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH R-O-W LINE OF STATE HIGHWAY 156, AN S.B.I. ROUTE PLATTED AND FILED IN ENVELOPE 45B. ORIGINALLY RECORDED IN BOOK OF PLATS "A", PAGE 189, A DISTANCE OF 144.99 FEET TO AN IRON PIN; THENCE SOUTH 01 DEGREES, 04 MINUTES, 19 SECONDS WEST, A DISTANCE OF 330.01 FEET TO AN IRON PIN SET ON THE NORTH R-O-W OF SAID SBI ROUTE 156; THENCE ALONG THE SAID HIGHWAY R-O-W LINE, SOUTH 89 DEGREES, 44 MINUTES, 36 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE SAME.

ALSO:

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TAX LOT 8-B AS SHOWN ON PAGE 39 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF THE MONROE COUNTY RECORDS; THENCE NORTH 89 DEGREES 07 MINUTES 52 SECONDS WEST AN ASSUMED BEARING ALONG THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 156, AN S.B.I. ROUTE AS PLATTED AND FILED IN ENVELOPE 45B OF THE MONROE COUNTY RECORDS, ORIGINALLY RECORDED IN PLAT BOOK "A" ON PAGE 189, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO JENNIFER LYNN HART AS RECORDED IN DOCUMENT 313412 OF THE MONROE COUNTY RECORDS; THENCE NORTH 01 DEGREES 38 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID HART PARCEL, A DISTANCE OF 330.01 FEET TO THE NORTHWEST CORNER OF SAID HART PARCEL, SAID CORNER ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 474.40 FEET TO THE SOUTH LINE OF A PARCEL CONVEYED TO THE CITY OF WATERLOO BY DEED RECORDED IN BOOK 152 ON PAGE 660 OF THE MONROE COUNTY RECORDS; THENCE SOUTH 88 DEGREES 56 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 153.00 FEET TO THE NORTHWEST CORNER OF A PARCEL CONVEYED TO WAYNE DISTRIBUTING, INC. AS RECORDED IN DEED BOOK 188 ON PAGE 164 OF THE MONROE COUNTY RECORDS; THENCE SOUTH 23 DEGREES 37 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID WAYNE DISTRIBUTING, INC. PARCEL, A DISTANCE OF 218.32 FEET TO THE MOST NORTHERLY CORNER OF A PARCEL CONVEYED TO THE MONROE COUNTY FARM BUREAU AS RECORDED IN DEED RECORD BOOK 122 ON PAGE 643 OF THE MONROE COUNTY RECORDS; THENCE SOUTH 37 DEGREES 05 MINUTES 23 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID FARM BUREAU PARCEL, A DISTANCE OF 161.00 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 00 DEGREE 55 MINUTES 36 SECONDS EAST, ALONG SAID WESTERLY LINE OF THE FARM BUREAU PARCEL, A DISTANCE OF 145.00 FEET TO THE NORTHEAST CORNER OF SAID HART PARCEL; THENCE NORTH 89 DEGREES 07 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID HART PARCEL, A DISTANCE OF 144.99 FEET OT THE POINT OF BEGINNING.

**Step 4: Complete the requested information.**



Declaration ID: 20231206700844

Status: Assessor Review

State/County Stamp: 2-099-910-704

Document No.: 431706

Recording Date: 1/5/2024

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

JENNIFER L. AND ROBERT DIETERLE

Seller's or trustee's name Seller's trust number (if applicable - not an SSN or FEIN)

4622 JJ RD WATERLOO IL 62298-2724
Street address (after sale) City State ZIP

314-780-5709 USA
Seller's daytime phone Phone extension Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

WYATT DREWES

Buyer's or trustee's name Buyer's trust number (if applicable - not an SSN or FEIN)

605 PARK ST WATERLOO IL 62298-1814
Street address (after sale) City State ZIP

618-444-5631 USA
Buyer's daytime phone Phone extension Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

WYATT DREWES 605 PARK ST WATERLOO IL 62298-1814
Name or company Street address City State ZIP

USA
Country

Preparer Information

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)

231 S MAIN ST WATERLOO IL 62298-1325
Street address City State ZIP

closings@monroecountytitle.com 618-939-8292 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments



**Declaration ID:** 20231206700844

**Status:** Assessor Review

**Document No.:** 431706

**Recording Date:** 1/5/2024

**State/County Stamp:** 2-099-910-704

Buildings \_\_\_\_\_

Illinois Department of Revenue Use \_\_\_\_\_

Tab number \_\_\_\_\_



Declaration ID: 20240106705923  
 Status: Assessor Review  
 Document No.: 431703  
 Recording Date: 1/8/2024

State/County Stamp: 1-916-065-840



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 111 W 3RD STREET  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>07-25-250-025-000</u>	<u>.34</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/4/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |                                       |  |
|---------------------------------------|--|
| Current                               | Intended   |
| a <input type="checkbox"/>            | <input type="checkbox"/> Land/lot only   |
| b <input type="checkbox"/>            | <input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c <input type="checkbox"/>            | <input type="checkbox"/> Mobile home residence                                       |
| d <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____    |
| e <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____       |
| f <input type="checkbox"/>            | <input type="checkbox"/> Office  |
| g <input type="checkbox"/>            | <input type="checkbox"/> Retail establishment  |
| h <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Commercial building (specify): <u>WAREHOUSE</u>  |
| i <input type="checkbox"/>            | <input type="checkbox"/> Industrial building   |
| j <input type="checkbox"/>            | <input type="checkbox"/> Farm  |
| k <input type="checkbox"/>            | <input type="checkbox"/> Other (specify):  |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

- 10 Identify only the items that apply to this sale.
- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b  Sale between related individuals or corporate affiliates
  - c  Transfer of less than 100 percent interest
  - d  Court-ordered sale
  - e  Sale in lieu of foreclosure
  - f  Condemnation
  - g  Short sale
  - h  Bank REO (real estate owned)
  - i  Auction sale
  - j  Seller/buyer is a relocation company
  - k  Seller/buyer is a financial institution or government agency
  - l  Buyer is a real estate investment trust
  - m  Buyer is a pension fund
  - n  Buyer is an adjacent property owner
  - o  Buyer is exercising an option to purchase
  - p  Trade of property (simultaneous)
  - q  Sale-leaseback
  - r  Other (specify):
  - s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>400,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106705923

Status: Assessor Review

State/County Stamp: 1-916-065-840

Document No.: 431703

Recording Date: 1/8/2024

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			400,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			400,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			800.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			400.00
20	County tax stamps — multiply Line 18 by 0.25.	20			200.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			600.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

TAX LOTS NUMBERED 24, 25 AND 26 OF BLOCK NUMBER 12 OF MARTIN'S RESURVEY OF THE ORIGINAL TOWN, NOW CITY OF WATERLOO, AS SHOWN BY PAGE 15 OF SURVEYOR'S OFFICIAL PLAT RECORD "A", TOWN LOTS, MONROE COUNTY, ILLINOIS. SITUATED IN THE CITY OF WATERLOO, COUNTY OF MONROE AND STATE OF ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

GLORIA MCFARLAND

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

10710 TESSHIRE DR \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63123-6134  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-780-0709 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

111 WEST 3RD LLC

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

301 W 3RD ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1382  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-800-3129 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

111 WEST 3RD LLC \_\_\_\_\_ 301 W 3RD ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1382  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

USA \_\_\_\_\_  
Country \_\_\_\_\_



Declaration ID: 20240106705923

Status: Assessor Review

Document No.: 431703

Recording Date: 1/8/2024

State/County Stamp: 1-916-065-840

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>





Declaration ID: 20240106712754  
 Status: Assessor Review  
 Document No.: 431789  
 Recording Date: 1/17/2024

State/County Stamp: 0-907-060-272



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**Step 1: Identify the property and sale information.**

1 320 S MAIN STREET  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>07-25-284-006-000</u>	<u>.21</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/12/2024  
 Date

5 Type of instrument (Mark with an "X."):      Warranty deed  
     Quit claim deed      Executor deed X Trustee deed  
     Beneficial interest      Other (specify):

6 X Yes      No Will the property be the buyer's principal residence?

7      Yes X No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a <u>    </u>	<u>    </u>	Land/lot only
b <u>X</u>	<u>X</u>	Residence (single-family, condominium, townhome, or duplex)
c <u>    </u>	<u>    </u>	Mobile home residence
d <u>    </u>	<u>    </u>	Apartment building (6 units or less) No. of units: <u>    </u>
e <u>    </u>	<u>    </u>	Apartment building (over 6 units) No. of units: <u>    </u>
f <u>    </u>	<u>    </u>	Office
g <u>    </u>	<u>    </u>	Retail establishment
h <u>    </u>	<u>    </u>	Commercial building (specify):
i <u>    </u>	<u>    </u>	Industrial building
j <u>    </u>	<u>    </u>	Farm
k <u>    </u>	<u>    </u>	Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

10 Identify only the items that apply to this sale.

- a X Fulfillment of installment contract year contract initiated : 2020
- b X Sale between related individuals or corporate affiliates
- c      Transfer of less than 100 percent interest
- d      Court-ordered sale
- e      Sale in lieu of foreclosure
- f      Condemnation
- g      Short sale
- h      Bank REO (real estate owned)
- i      Auction sale
- j      Seller/buyer is a relocation company
- k      Seller/buyer is a financial institution or government agency
- l      Buyer is a real estate investment trust
- m      Buyer is a pension fund
- n      Buyer is an adjacent property owner
- o      Buyer is exercising an option to purchase
- p      Trade of property (simultaneous)
- q      Sale-leaseback
- r      Other (specify):
- s      Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>0.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

**Step 2: Calculate the amount of transfer tax due.**

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>18,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106712754

Status: Assessor Review

Document No.: 431789

Recording Date: 1/17/2024

State/County Stamp: 0-907-060-272

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			18,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			18,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			36.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			18.00
20	County tax stamps — multiply Line 18 by 0.25.	20			9.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			27.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

COMMENCING AT THE NORTHWEST CORNER OF LOT NO. FORTY-SEVEN (47) OF THE OLD TOWN OF WATERLOO; THENCE SOUTH, WITH THE EAST SIDE OF MAIN STREET, ONE HUNDRED FORTY-FOUR (144) FEET FOR A BEGINNING CORNER; THENCE EAST, ONE HUNDRED AND FIFTY-FIVE (155) FEET TO AN ALLEY; THENCE SOUTH, SIXTY (60) FEET TO A STAKE; THENCE WEST, PARALLEL WITH THE NORTH LINE OF LOT NO. FORTY-SEVEN (47), ONE HUNDRED AND FIFTY-FIVE FEET TO MAIN STREET; THENCE NORTH, ON EAST LINE OF MAIN STREET, SIXTY (60) FEET TO THE PLACE OF BEGINNING; AND BEING KNOWN AS LOT 5 OF FERD CAWI'S ADDITION, AS SHOWN ON PAGE 13 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS).

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

EDWARD F. WIENHOFF LIVING TRUST

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

3857 HH RD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2243  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-939-4496 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

ZACHERY B. WIENHOFF

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

320 S MAIN ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1326  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-612-3834 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

ZACHERY B. WIENHOFF \_\_\_\_\_ 320 S MAIN ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1326  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20240106712754

Status: Assessor Review

Document No.: 431789

Recording Date: 1/17/2024

State/County Stamp: 0-907-060-272

Preparer Information

USA
Country

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

231 S MAIN ST

Street address

closings@monroecountytitle.com

Preparer's email address (if available)

Preparer's file number (if applicable)

Escrow number (if applicable)

WATERLOO

City

IL

State

62298-1325

ZIP

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Illinois Department of Revenue Use Tab number



Declaration ID: 20240106714434  
 Status: Assessor Review  
 Document No.: 431915  
 Recording Date: 1/29/2024

State/County Stamp: 1-729-391-664



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 524 PAUL DRIVE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>07-25-382-028-000</u>	<u>.22</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/26/2024  
 Date

5 Type of instrument (Mark with an "X."):      Warranty deed  
     Quit claim deed      Executor deed X Trustee deed  
     Beneficial interest      Other (specify):

6 X Yes      No Will the property be the buyer's principal residence?

7 X Yes      No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a <u>    </u>	<u>    </u>	Land/lot only
b <u>X</u>	<u>X</u>	Residence (single-family, condominium, townhome, or duplex)
c <u>    </u>	<u>    </u>	Mobile home residence
d <u>    </u>	<u>    </u>	Apartment building (6 units or less) No. of units: <u>    </u>
e <u>    </u>	<u>    </u>	Apartment building (over 6 units) No. of units: <u>    </u>
f <u>    </u>	<u>    </u>	Office
g <u>    </u>	<u>    </u>	Retail establishment
h <u>    </u>	<u>    </u>	Commercial building (specify):
i <u>    </u>	<u>    </u>	Industrial building
j <u>    </u>	<u>    </u>	Farm
k <u>    </u>	<u>    </u>	Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

<u>    </u> Demolition/damage	<u>    </u> Additions	<u>    </u> Major remodeling
<u>    </u> New construction	<u>    </u> Other (specify):	

10 Identify only the items that apply to this sale.

- a      Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b      Sale between related individuals or corporate affiliates
- c      Transfer of less than 100 percent interest
- d      Court-ordered sale
- e      Sale in lieu of foreclosure
- f      Condemnation
- g      Short sale
- h      Bank REO (real estate owned)
- i      Auction sale
- j      Seller/buyer is a relocation company
- k      Seller/buyer is a financial institution or government agency
- l      Buyer is a real estate investment trust
- m      Buyer is a pension fund
- n      Buyer is an adjacent property owner
- o      Buyer is exercising an option to purchase
- p      Trade of property (simultaneous)
- q      Sale-leaseback
- r      Other (specify):
- s X Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>295,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240106714434

Status: Assessor Review

Document No.: 431915

Recording Date: 1/29/2024

State/County Stamp: 1-729-391-664

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			295,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			295,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			590.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			295.00
20 County tax stamps — multiply Line 18 by 0.25.	20			147.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			442.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 45 OF "LAKEVIEW ESTATES, SECOND ADDITION", IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT THEREOF RECORDED IN PLAT ENVELOPE 135-B IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

THE DAVID AND DELBERTA BUETTNER FAMILY REVOCABLE TRUST

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1201 KIRK LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1901  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-741-0078 \_\_\_\_\_ USA \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

JASON AND AMY DOHERTY

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

524 PAUL DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1469  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-340-1963 \_\_\_\_\_ USA \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

JASON AND AMY DOHERTY \_\_\_\_\_ 524 PAUL DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1469  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

USA \_\_\_\_\_  
 Country \_\_\_\_\_



Declaration ID: 20240106714434

Status: Assessor Review

Document No.: 431915

Recording Date: 1/29/2024

State/County Stamp: 1-729-391-664

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2	<b>3</b> Year prior to sale _____
<b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.  Land _____ Buildings _____ Total _____	<b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No <b>5</b> Comments
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20240106717539  
 Status: Assessor Review  
 Document No.: 431901  
 Recording Date: 1/26/2024

State/County Stamp: 0-944-778-288



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 903 STIENING STREET  
 Street address of property (or 911 address, if available)  
WATERLOO 62298-0000  
 City or village ZIP  
T2S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>07-25-401-002-000</u>	<u>.27</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/25/2024  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed Trustee deed  
Beneficial interest  Other (specify): Special Warranty Deed

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a	<input type="checkbox"/>	Land/lot only
b	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c	<input type="checkbox"/>	Mobile home residence
d	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f	<input type="checkbox"/>	Office
g	<input type="checkbox"/>	Retail establishment
h	<input type="checkbox"/>	Commercial building (specify): _____
i	<input type="checkbox"/>	Industrial building
j	<input type="checkbox"/>	Farm
k	<input type="checkbox"/>	Other (specify): _____

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify): \_\_\_\_\_
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>140,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20240106717539

Status: Assessor Review

Document No.: 431901

Recording Date: 1/26/2024

State/County Stamp: 0-944-778-288

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			140,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			140,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			280.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			140.00
20	County tax stamps — multiply Line 18 by 0.25.	20			70.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			210.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

COMMENCING AT THE NORTHEASTERLY CORNER OF THAT PART OF TAX LOT 1-M OF SECTION 25 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, WHICH WAS CONVEYED TO LEWIS W. LICH AND WIFE, AS SHOWN OF RECORD IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN DEED RECORD 86 ON PAGE 550; THENCE SOUTH 780 WEST 140 FEET TO AN IRON PIN ON THE NORTHERLY LINE OF SAID TRACT; THENCE SOUTH 100 EAST 55 FEET ALONG THE WESTERLY LINE OF THE PUBLIC STREET TO A POST AT THE SOUTHEASTERLY CORNER OF THAT TRACT HERETOFORE CONVEYED TO ALLAN ENGLERTH AND WIFE, AS SHOWN BY DEED RECORD 98, PAGE 484, FOR A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 100 EAST 55 FEET ALONG THE WESTERLY LINE OF THE PUBLIC STREET TO A POINT; THENCE SOUTH 780 WEST 211 FEET ALONG A LINE PARALLEL TO THE SAID NORTHERLY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD; THENCE NORTH 280 30' WEST 58 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY CORNER OF THE ENGLERTH TRACT; THENCE NORTH 780 EAST 232 FEET ALONG THE SOUTHERLY LINE OF THE ENGLERTH TRACT TO THE PLACE OF BEGINNING, AND BEING A PART OF TAX LOT 1-M OF SECTION 25 OF T. 2 S., R. 10 W. OF THE 3RD P.M., CITY OF WATERLOO, MONROE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF REAL ESTATE, TO-WIT:

PART OF TAX LOT NO. 1-M IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 39 IN MONROE COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID SECTION 25, SOUTH 89 DEGREES 17 MINUTES 48 SECONDS EAST, 199.64 FEET TO A POINT IN THE CENTERLINE OF FA ROUTE 312 (MARKED ILLINOIS ROUTE 3); THENCE ALONG SAID CENTERLINE NORTH 06 DEGREES 08 MINUTES 25 SECONDS WEST, 244.71 FEET; THENCE 784.06 FEET ALONG SAID CENTERLINE AND AN ARC TO THE LEFT, HAVING A RADIUS OF 1,909.86 FEET; THE CHORD OF WHICH BEARS NORTH 17 DEGREES 54 MINUTES 04 SECONDS WEST, 778.56 FEET; THENCE NORTH 29 DEGREES 39 MINUTES 43 SECONDS WEST, 457.92 FEET ALONG SAID CENTERLINE; THENCE LEAVING SAID CENTERLINE NORTH 60 DEGREES 20 MINUTES 17 SECONDS EAST, 51.21 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE NORTH 29 DEGREES 36 MINUTES 26 SECONDS WEST, 58.90 FEET; THENCE NORTH 81 DEGREES 33 MINUTES 21 SECONDS EAST, 15.39 FEET; THENCE SOUTH 14 DEGREES 33 MINUTES 29 SECONDS EAST, 55.24 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING:

THAT PART OF TAX LOT 1-M OF SECTIN 25, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN MONROE COUNTY, ILLINOIS, AS SHOWN BY PAGE 39 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO DELMA REITZ AS RECORDED ON MAY 16, 1991 IN BOOK 170, PAGE 96 IN THE RECORDER'S OFFICE OF MONROE COUNTY; THENCE ON AN ASSUMED BEARING NORTH 08 DEGREES 44 MINUTES 42 SECONDS WEST, ON THE EAST LINE OF SAID REITZ TRACT OF LAND, 52.41 FEET THE NORTHEAST CORNER OF SAID REITZ TRACT OF LAND; THENCE SOUTH 81 DEGREES 19 MINUTES 07 SECONDS WEST, ON THE NORTH LINE OF SAID REITZ TRACT OT LAND, 206.91 FEET TO THE POINT OF BEGINNING.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or



Declaration ID: 20240106717539

Status: Assessor Review

Document No.: 431901

Recording Date: 1/26/2024

State/County Stamp: 0-944-778-288

foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

EMILY R. WHELAN

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

211 S LIBRARY ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1319

ZIP

618-612-6698

Seller's daytime phone

Phone extension

USA

Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

AMANDA R. BEQUETTE

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

903 STIENING ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1461

ZIP

617-791-9799

Buyer's daytime phone

Phone extension

USA

Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

AMANDA R. BEQUETTE

Name or company

903 STIENING ST

Street address

WATERLOO

City

IL

State

62298-1461

ZIP

USA

Country

Preparer Information

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

231 S MAIN ST

Street address

WATERLOO

City

IL

State

62298-1325

ZIP

closings@monroecountytitle.com

Preparer's email address (if available)

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

- 1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land Buildings

- 3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments



**Declaration ID:** 20240106717539

**Status:** Assessor Review

**Document No.:** 431901

**Recording Date:** 1/26/2024

**State/County Stamp:** 0-944-778-288

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Illinois Department of Revenue Use

Tab number

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Declaration ID: 20240106705617  
 Status: Assessor Review  
 Document No.: 431704  
 Recording Date: 1/5/2024

State/County Stamp: 0-547-874-864



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 1116 OAKWOOD LANE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>07-35-265-034-000</u>	<u>.21</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/4/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a	<input type="checkbox"/>	Land/lot only
b	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c	<input type="checkbox"/>	Mobile home residence
d	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f	<input type="checkbox"/>	Office
g	<input type="checkbox"/>	Retail establishment
h	<input type="checkbox"/>	Commercial building (specify):
i	<input type="checkbox"/>	Industrial building
j	<input type="checkbox"/>	Farm
k	<input type="checkbox"/>	Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

<input type="checkbox"/> Demolition/damage	<input type="checkbox"/> Additions	<input type="checkbox"/> Major remodeling
<input type="checkbox"/> New construction	<input type="checkbox"/> Other (specify):	

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify):
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>7,650.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>269,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240106705617

Status: Assessor Review

Document No.: 431704

Recording Date: 1/5/2024

State/County Stamp: 0-547-874-864

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			269,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			269,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			538.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			269.00
20 County tax stamps — multiply Line 18 by 0.25.	20			134.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			403.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 34 OF THE FINAL PLAT FOR SILVERCREEK CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 10 OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED JUNE 8, 2004, IN PLAT ENVELOPE 2-180B IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

JENNIFER EVANS

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

7130 KUEHNER DR \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-4031  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-791-5885 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

BRANDON J. AND MEGAN N. HARTIN

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1116 OAKWOOD LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2793  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-623-5369 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

BRANDON J. AND MEGAN N. \_\_\_\_\_ 1116 OAKWOOD LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2793  
Name of company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
Country \_\_\_\_\_



Declaration ID: 20240106705617

Status: Assessor Review

Document No.: 431704

Recording Date: 1/5/2024

State/County Stamp: 0-547-874-864

**Preparer Information**

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments</p>

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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Declaration ID: 20240106713953  
 Status: Assessor Review  
 Document No.: 431843  
 Recording Date: 1/23/2024

State/County Stamp: 1-821-291-568



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 1003 DRIFTWOOD LANE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>07-35-265-040-000</u>	<u>.32</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/22/2024  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed Trustee deed  
Beneficial interest  Other (specify): Special Warranty Deed

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a	<input type="checkbox"/>	Land/lot only
b	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c	<input type="checkbox"/>	Mobile home residence
d	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f	<input type="checkbox"/>	Office
g	<input type="checkbox"/>	Retail establishment
h	<input type="checkbox"/>	Commercial building (specify): _____
i	<input type="checkbox"/>	Industrial building
j	<input type="checkbox"/>	Farm
k	<input type="checkbox"/>	Other (specify): _____

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 Date

Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale.

a  Fulfillment of installment contract  
 year contract initiated : \_\_\_\_\_

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify): \_\_\_\_\_

s  Homestead exemptions on most recent tax bill:

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>275,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>





Declaration ID: 20240106713953

Status: Assessor Review

Document No.: 431843

Recording Date: 1/23/2024

State/County Stamp: 1-821-291-568

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			275,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			275,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			550.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			275.00
20 County tax stamps — multiply Line 18 by 0.25.	20			137.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			412.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 40 OF THE FINAL PLAT FOR SILVERCREEK CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 10 OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED JUNE 8, 2004, IN PLAT ENVELOPE 2-180B IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

MELISSA L. AND MATTHEW SCOTT

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

811 FOXGLOVE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3181  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-581-7593 \_\_\_\_\_ USA \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

ELI T. SNODGRASS

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1003 DRIFTWOOD LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2787  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-791-4250 \_\_\_\_\_ USA \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

ELI T. SNODGRASS \_\_\_\_\_ 1003 DRIFTWOOD LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2787  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
 Country \_\_\_\_\_



Declaration ID: 20240106713953

Status: Assessor Review

Document No.: 431843

Recording Date: 1/23/2024

State/County Stamp: 1-821-291-568

**Preparer Information**

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



**Declaration ID:** 20240106713953

**Status:** Assessor Review

**Documnet No.:** 431843

**Recording Date:** 1/23/2024

**State/County Stamp:** 1-821-291-568

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
LAUREN N. PRADER	1003 DRIFTWOOD LANE	WATERLOO	IL	622980000	6184473650	USA



Declaration ID: 20231206797439  
 Status: Assessor Review  
 Document No.: 431652  
 Recording Date: 1/2/2024

State/County Stamp: 1-873-029-168



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 LAKEVIEW DRIVE

Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>07-35-400-006-000</u>	<u>4.8</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/29/2023  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed Trustee deed  
Beneficial interest  Other (specify): Special Warranty Deed

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

- a   Land/lot only
- b  Residence (single-family, condominium, townhome, or duplex)
- c  Mobile home residence
- d  Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e  Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f  Office
- g  Retail establishment
- h  Commercial building (specify): \_\_\_\_\_
- i  Industrial building
- j  Farm
- k  Other (specify): \_\_\_\_\_

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: \_\_\_\_\_

_____ Demolition/damage	_____ Additions	_____ Major remodeling
_____ New construction	_____ Other (specify):	

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify): \_\_\_\_\_
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	145,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20231206797439

Status: Assessor Review

State/County Stamp: 1-873-029-168

Document No.: 431652

Recording Date: 1/2/2024

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			145,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			145,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			290.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			145.00
20 County tax stamps — multiply Line 18 by 0.25.	20			72.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			217.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN MONROE COUNTY, ILLINOIS; THENCE SOUTH 89° EAST 1,679.8 FEET ALONG THE TOWNSHIP LINE TO A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 46° 30' WEST 360 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF F.A.S. ROUTE 855; THENCE NORTH 43° 30' EAST 400 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT; THENCE SOUTH 46° 40' EAST 801 FEET TO A POINT ON THE TOWNSHIP LINE; THENCE NORTH 89° WEST 593 FEET ALONG THE TOWNSHIP LINE TO THE PLACE OF BEGINNING, AND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35.

BEING ALSO KNOWN AND DESCRIBED AS TAX LOTS 15-A AND 17-A OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS SHOWN BY PAGE 39 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" OF MONROE COUNTY, ILLINOIS RECORDS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

PART OF TAX LOT 15-A OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY PLAT THEREOF RECORDED IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 39 IN THE MONROE COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN MONROE COUNTY, ILLINOIS; THENCE SOUTH 89° EAST 1,679.8 FEET, MORE OR LESS; THENCE NORTH 46° 12' 50" WEST (ASSUMED BEARING) AND PERPENDICULAR TO THE SOUTHEAST RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE (F.A.S. ROUTE 855) A DISTANCE OF 360 FEET MORE OR LESS TO THE SOUTHEAST RIGHT-OF-WAY LINE; THENCE NORTH 44° 47' 10" EAST ALONG SAID RIGHT-OF-WAY LINE 400 FEET, MORE OR LESS, TO THE NORTHERNMOST CORNER OF TAX LOT 15-A AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 45° 12' 50" EAST ALONG THE NORTHEAST LINE OF TAX LOT 15-A, A DISTANCE OF 217.8 FEET; THENCE SOUTH 44° 47' 10" WEST 100 FEET; THENCE NORTH 45° 12' 50" WEST 217.8 FEET TO SAID SOUTHEAST RIGHT-OF-WAY LINE; THENCE NORTH 44° 47' 10" EAST 100 FEET TO THE POINT OF BEGINNING.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

MICHAEL R. HESTERBERG

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

155 CARONDELET PLZ UNIT 706

Street address (after sale)

CLAYTON

City

MO

State

63105-0017

ZIP

314-805-7423

Seller's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it



Declaration ID: 20231206797439

Status: Assessor Review

Document No.: 431652

Recording Date: 1/2/2024

State/County Stamp: 1-873-029-168

is true, correct, and complete.

**Buyer Information**

DANE E. AND NICOLE S. DUDLEY

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

104 KASEY LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1495  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-806-6256 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

DANE E. AND NICOLE S. DUDLEY \_\_\_\_\_ 104 KASEY LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1495  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
Country \_\_\_\_\_

**Preparer Information**

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name \_\_\_\_\_ Preparer's file number (if applicable) \_\_\_\_\_ Escrow number (if applicable) \_\_\_\_\_

231 S MAIN ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1325  
Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

closings@monroecountytitle.com \_\_\_\_\_ 618-939-8292 \_\_\_\_\_ USA \_\_\_\_\_  
Preparer's email address (if available) \_\_\_\_\_ Preparer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Identify any required documents submitted with this form.** (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

To be completed by the Chief County Assessment Officer	
<p><b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
Illinois Department of Revenue Use	Tab number



**Declaration ID:** 20231206797439

**Status:** Assessor Review

**Documnet No.:** 431652

**Recording Date:** 1/2/2024

**State/County Stamp:** 1-873-029-168

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
BRETT A. HESTERBERG	195 MAPLE AVENUE	HIGHLAND PARK	IL	600350000	8473348533	USA
NANCY E. HESTERBERG	1305 21ST STREET	MANHATTAN BEACH	CA	902660000	3103087240	USA

### Additional Buyers Information





Declaration ID: 20240106714110  
 Status: Assessor Review  
 Document No.: 431845  
 Recording Date: 1/23/2024

State/County Stamp: 0-479-114-288



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 811 FOXGLOVE DRIVE

Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R9W  
 Township

2 Enter the total number of parcels to be transferred. 1  
 3 Enter the primary parcel identifying number and lot size or acreage

<u>08-17-381-062-000</u>	<u>.19</u>	Acres	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/22/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |         |                                     |   |
|---------|-------------------------------------|---|
| Current | Intended                            |   |
| a       | <input type="checkbox"/>            | Land/lot only   |
| b       | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c       | <input type="checkbox"/>            | Mobile home residence   |
| d       | <input type="checkbox"/>            | Apartment building (6 units or less) No. of units: _____  |
| e       | <input type="checkbox"/>            | Apartment building (over 6 units) No. of units: _____   |
| f       | <input type="checkbox"/>            | Office  |
| g       | <input type="checkbox"/>            | Retail establishment  |
| h       | <input type="checkbox"/>            | Commercial building (specify):  |
| i       | <input type="checkbox"/>            | Industrial building   |
| j       | <input type="checkbox"/>            | Farm  |
| k       | <input type="checkbox"/>            | Other (specify):  |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

<input type="checkbox"/>	Demolition/damage	<input type="checkbox"/>	Additions	<input type="checkbox"/>	Major remodeling
<input type="checkbox"/>	New construction	<input type="checkbox"/>	Other (specify):		

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify):
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>290,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106714110

Status: Assessor Review

Document No.: 431845

Recording Date: 1/23/2024

State/County Stamp: 0-479-114-288

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		290,000.00	
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00	
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00	
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17		290,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		580.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		290.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		145.00	
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		435.00	

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 62 OF "FINAL PLAT QUAIL RIDGE PHASE III PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17 AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-221B AS DOCUMENT NO. 308089.

EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE SAME, EXCLUDING ANY SURFACE RIGHTS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

JACOB AND ALYSSA FRANK

Seller's or trustee's name Seller's trust number (if applicable - not an SSN or FEIN)

4408 BOHLEYSVILLE RD WATERLOO IL 62298-4630  
Street address (after sale) City State ZIP

618-581-2004 USA  
Seller's daytime phone Phone extension Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

MATTHEW T. AND MELISSA SCOTT

Buyer's or trustee's name Buyer's trust number (if applicable - not an SSN or FEIN)

811 FOXGLOVE DR WATERLOO IL 62298-3181  
Street address (after sale) City State ZIP

618-581-7593 USA  
Buyer's daytime phone Phone extension Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

MATTHEW T. AND MELISSA SCOTT 811 FOXGLOVE DR WATERLOO IL 62298-3181  
Name or company Street address City State ZIP



Declaration ID: 20240106714110

Status: Assessor Review

Document No.: 431845

Recording Date: 1/23/2024

State/County Stamp: 0-479-114-288

**Preparer Information**

USA  
Country

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY  
TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")  
 Extended legal description  Form PTAX-203-A  
 Itemized list of personal property  Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<b>1</b> County    Township    Class    Cook-Minor    Code 1    Code 2 <b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.  Land _____ Buildings _____ Total _____	<b>3</b> Year prior to sale _____ <b>4</b> Does the sale involve a mobile home assessed as real estate?    Yes    No <b>5</b> Comments

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
---	-------------------



Declaration ID: 20240106714003  
 Status: Assessor Review  
 Document No.: 431819  
 Recording Date: 1/18/2024

State/County Stamp: 1-183-487-024



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 523 COVINGTON DRIVE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R9W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>08-19-133-044-000</u>	<u>.91</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/16/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |                                       |  |
|---------------------------------------|--|
| Current                               | Intended   |
| a <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Land/lot only                                    |
| b <input type="checkbox"/>            | <input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c <input type="checkbox"/>            | <input type="checkbox"/> Mobile home residence                                       |
| d <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____    |
| e <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____       |
| f <input type="checkbox"/>            | <input type="checkbox"/> Office  |
| g <input type="checkbox"/>            | <input type="checkbox"/> Retail establishment  |
| h <input type="checkbox"/>            | <input type="checkbox"/> Commercial building (specify):                              |
| i <input type="checkbox"/>            | <input type="checkbox"/> Industrial building   |
| j <input type="checkbox"/>            | <input type="checkbox"/> Farm  |
| k <input type="checkbox"/>            | <input type="checkbox"/> Other (specify):  |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

- 10 Identify only the items that apply to this sale.
- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b  Sale between related individuals or corporate affiliates
  - c  Transfer of less than 100 percent interest
  - d  Court-ordered sale
  - e  Sale in lieu of foreclosure
  - f  Condemnation
  - g  Short sale
  - h  Bank REO (real estate owned)
  - i  Auction sale
  - j  Seller/buyer is a relocation company
  - k  Seller/buyer is a financial institution or government agency
  - l  Buyer is a real estate investment trust
  - m  Buyer is a pension fund
  - n  Buyer is an adjacent property owner
  - o  Buyer is exercising an option to purchase
  - p  Trade of property (simultaneous)
  - q  Sale-leaseback
  - r  Other (specify):
  - s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>85,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106714003

Status: Assessor Review

Document No.: 431819

Recording Date: 1/18/2024

State/County Stamp: 1-183-487-024

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			85,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			85,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			170.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			85.00
20 County tax stamps — multiply Line 18 by 0.25.	20			42.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			127.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT NUMBER FORTY-FOUR (44) OF "REMLOK PHASE 2", BEING A SUBDIVISION OF PART OF TAX LOTS 1, 2 & 7 OF U.S. SURVEY 641, CLAIM 1645, TOWNSHIP 2 SOUTH, RANGE 9 WEST, 3RD P.M., CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 2004, AS INSTRUMENT NO. 291073 IN PLAT ENVELOPE 2-187A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

WILLIAM H. JR AND CHRISTOPHER T. GRIEBEL

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

128 STERRITT RUN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5506  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-939-5219 \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
 Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

MATTHEW AND SHELLY LINDHORST

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

207 LINKS LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1587  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-520-2765 \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
 Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

MATTHEW AND SHELLY \_\_\_\_\_ 207 LINKS LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1587  
 Name of company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
 Country \_\_\_\_\_

**Preparer Information**



Declaration ID: 20240106714003

Status: Assessor Review

Document No.: 431819

Recording Date: 1/18/2024

State/County Stamp: 1-183-487-024

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2	<b>3</b> Year prior to sale _____
<b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.	<b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes    _____ No
Land _____ Buildings _____ Total _____	<b>5</b> Comments
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20240106720334  
 Status: Assessor Review  
 Document No.: 431903  
 Recording Date: 1/26/2024

State/County Stamp: 0-692-112-432



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 400 HAYDEN DRIVE  
 Street address of property (or 911 address, if available)  
WATERLOO 62298-0000  
 City or village ZIP  
T2S R9W  
 Township

2 Enter the total number of parcels to be transferred. 1  
 3 Enter the primary parcel identifying number and lot size or acreage  
08-19-300-003-000 .465 Acres No  
 Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 1/26/2024  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed Trustee deed  
Beneficial interest  Other (specify): Special Warranty Deed

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.  
 Current Intended  
 a  Land/lot only  
 b   Residence (single-family, condominium, townhome, or duplex)  
 c  Mobile home residence  
 d  Apartment building (6 units or less) No. of units: \_\_\_\_\_  
 e  Apartment building (over 6 units) No. of units: \_\_\_\_\_  
 f  Office  
 g  Retail establishment  
 h  Commercial building (specify): \_\_\_\_\_  
 i  Industrial building  
 j  Farm  
 k  Other (specify): \_\_\_\_\_

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change.** Date of significant change: 5/18/2023  
 Date  
 Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale.  
 a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_  
 b  Sale between related individuals or corporate affiliates  
 c  Transfer of less than 100 percent interest  
 d  Court-ordered sale  
 e  Sale in lieu of foreclosure  
 f  Condemnation  
 g  Short sale  
 h  Bank REO (real estate owned)  
 i  Auction sale  
 j  Seller/buyer is a relocation company  
 k  Seller/buyer is a financial institution or government agency  
 l  Buyer is a real estate investment trust  
 m  Buyer is a pension fund  
 n  Buyer is an adjacent property owner  
 o  Buyer is exercising an option to purchase  
 p  Trade of property (simultaneous)  
 q  Sale-leaseback  
 r  Other (specify): \_\_\_\_\_  
 s  Homestead exemptions on most recent tax bill:  
 1 General/Alternative \_\_\_\_\_ 0.00  
 2 Senior Citizens \_\_\_\_\_ 0.00  
 3 Senior Citizens Assessment Freeze \_\_\_\_\_ 0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration 567,213.00  
 12a Amount of personal property included in the purchase 0.00





Declaration ID: 20240106720334

Status: Assessor Review

Document No.: 431903

Recording Date: 1/26/2024

State/County Stamp: 0-692-112-432

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			<u>567,213.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16	If this transfer is exempt, identify the provision.	16	<u>b</u>	<u>k</u>	<u>m</u>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>567,213.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			<u>1,135.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>567.50</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>283.75</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>851.25</u>

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 47 OF FINAL PLAT OF NATALIE ESTATES - PHASE 2, BEING A SUBDIVISION OF PART OF TAX LOTS 3-A AND 3-B OF U.S. SURVEY 720, CLAIM 516, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN AT PAGE 122 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 428801 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

QUANTUM HOMES, INC.

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

808 S MAIN ST STE E \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2499  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-779-2828 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

JOSHUA L. COLLMAN

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

400 HAYDEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1094  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-340-9795 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

JOSHUA L. COLLMAN \_\_\_\_\_ 400 HAYDEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1094  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
Country \_\_\_\_\_



Declaration ID: 20240106720334

Status: Assessor Review

Document No.: 431903

Recording Date: 1/26/2024

State/County Stamp: 0-692-112-432

**Preparer Information**

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292	USA	
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A  
 Itemized list of personal property  Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20240106705993  
 Status: Assessor Review  
 Document No.: 431790  
 Recording Date: 1/17/2024

State/County Stamp: 1-307-354-160



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 405 HAYDEN DRIVE  
 Street address of property (or 911 address, if available)  
WATERLOO 62298-0000  
 City or village ZIP  
T2S R9W  
 Township

2 Enter the total number of parcels to be transferred. 1  
 3 Enter the primary parcel identifying number and lot size or acreage  

<u>08-19-300-003-000</u>	<u>1.09</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/5/2024  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed Trustee deed  
Beneficial interest  Other (specify): Special Warranty Deed

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.  
 Current Intended  
 a  Land/lot only  
 b   Residence (single-family, condominium, townhome, or duplex)  
 c  Mobile home residence  
 d  Apartment building (6 units or less) No. of units: \_\_\_\_\_  
 e  Apartment building (over 6 units) No. of units: \_\_\_\_\_  
 f  Office  
 g  Retail establishment  
 h  Commercial building (specify): \_\_\_\_\_  
 i  Industrial building  
 j  Farm  
 k  Other (specify): \_\_\_\_\_

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change.** Date of significant change: 5/16/2023  
 Date  
 Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale.  
 a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_  
 b  Sale between related individuals or corporate affiliates  
 c  Transfer of less than 100 percent interest  
 d  Court-ordered sale  
 e  Sale in lieu of foreclosure  
 f  Condemnation  
 g  Short sale  
 h  Bank REO (real estate owned)  
 i  Auction sale  
 j  Seller/buyer is a relocation company  
 k  Seller/buyer is a financial institution or government agency  
 l  Buyer is a real estate investment trust  
 m  Buyer is a pension fund  
 n  Buyer is an adjacent property owner  
 o  Buyer is exercising an option to purchase  
 p  Trade of property (simultaneous)  
 q  Sale-leaseback  
 r  Other (specify): \_\_\_\_\_  
 s  Homestead exemptions on most recent tax bill:  
 1 General/Alternative \_\_\_\_\_ 0.00  
 2 Senior Citizens \_\_\_\_\_ 0.00  
 3 Senior Citizens Assessment Freeze \_\_\_\_\_ 0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>589,561.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240106705993

Status: Assessor Review

Document No.: 431790

Recording Date: 1/17/2024

State/County Stamp: 1-307-354-160

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			<u>589,561.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16	If this transfer is exempt, identify the provision.	16	<u>b</u>	<u>k</u>	<u>m</u>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>589,561.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			<u>1,180.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>590.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>295.00</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>885.00</u>

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 49 OF FINAL PLAT OF NATALIE ESTATES - PHASE 2, BEING A SUBDIVISION OF PART OF TAX LOTS 3-A AND 3-B OF U.S. SURVEY 720, CLAIM 516, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN AT PAGE 122 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 428801 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

D&F HOME BUILDERS, INC.

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

4001 STATE ROUTE 159 STE 107 \_\_\_\_\_ SMITHTON \_\_\_\_\_ IL \_\_\_\_\_ 62285-2508  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-234-8558 \_\_\_\_\_ USA \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

DONALD JR AND CAROL WOMACK

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

405 HAYDEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1154  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-960-5780 \_\_\_\_\_ USA \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

DONALD JR AND CAROL WOMACK \_\_\_\_\_ 405 HAYDEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1154  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
 Country \_\_\_\_\_



Declaration ID: 20240106705993

Status: Assessor Review

Document No.: 431790

Recording Date: 1/17/2024

State/County Stamp: 1-307-354-160

**Preparer Information**

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2	<b>3</b> Year prior to sale _____
<b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.	<b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No
Land _____ Buildings _____ Total _____	<b>5</b> Comments

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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Declaration ID: 20240106706424  
 Status: Assessor Review  
 Document No.: 431768  
 Recording Date: 1/12/2024

State/County Stamp: 0-365-099-056



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 107 FAIRWAY DRIVE  
 Street address of property (or 911 address, if available)  
WATERLOO 62298-0000  
 City or village ZIP  
T2S R9W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>08-19-449-004-000</u>	<u>.22</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/11/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a	<input type="checkbox"/>	Land/lot only
b	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c	<input type="checkbox"/>	Mobile home residence
d	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f	<input type="checkbox"/>	Office
g	<input type="checkbox"/>	Retail establishment
h	<input type="checkbox"/>	Commercial building (specify):
i	<input type="checkbox"/>	Industrial building
j	<input type="checkbox"/>	Farm
k	<input type="checkbox"/>	Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify):
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>282,500.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240106706424

Status: Assessor Review

Document No.: 431768

Recording Date: 1/12/2024

State/County Stamp: 0-365-099-056

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			282,500.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	<input checked="" type="checkbox"/>	k
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			282,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			565.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			282.50
20 County tax stamps — multiply Line 18 by 0.25.	20			141.25
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			423.75

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT NUMBER 4, EXCEPT THEREFROM FIVE (5) FEET OFF THE NORTH SIDE THEREOF, OF EAST RIDGE FIFTH ADDITION, BEING A SUBDIVISION RECORDED IN MONROE COUNTY, ILLINOIS RECORDER'S OFFICE IN BOOK OF PLATS, ENVELOPE 187-C.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

MATTHEW AND RENEE WARMBRODT

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

225 CROSSWINDS CT \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5609  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

314-488-7345 \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

NAUMANN FAMILY REVOCABLE TRUST

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

107 FAIRWAY DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1581  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-340-6098 \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

NAUMANN FAMILY REVOCABLE \_\_\_\_\_ 107 FAIRWAY DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1581  
Name of company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY

USA \_\_\_\_\_  
Country





Declaration ID: 20240106706424

Status: Assessor Review

Document No.: 431768

Recording Date: 1/12/2024

State/County Stamp: 0-365-099-056

TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20231206702612  
 Status: Assessor Review  
 Document No.: 431654  
 Recording Date: 1/2/2024

State/County Stamp: 1-883-621-424



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 208 EMPSON DRIVE  
 Street address of property (or 911 address, if available)

VALMEYER 62295-0000  
 City or village ZIP

T3S R11W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>09-02-202-014-000</u>	<u>.10</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/29/2023  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended
a <input type="checkbox"/>	<input type="checkbox"/> Land/lot only
b <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/> Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/> Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/> Office
g <input type="checkbox"/>	<input type="checkbox"/> Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/> Commercial building (specify):
i <input type="checkbox"/>	<input type="checkbox"/> Industrial building
j <input type="checkbox"/>	<input type="checkbox"/> Farm
k <input type="checkbox"/>	<input type="checkbox"/> Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

<input type="checkbox"/> Demolition/damage	<input type="checkbox"/> Additions	<input type="checkbox"/> Major remodeling
<input type="checkbox"/> New construction	<input type="checkbox"/> Other (specify):	

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify):
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>295,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20231206702612

Status: Assessor Review

Document No.: 431654

Recording Date: 1/2/2024

State/County Stamp: 1-883-621-424

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			295,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			295,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			590.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			295.00
20	County tax stamps — multiply Line 18 by 0.25.	20			147.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			442.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 7 OF THE FINAL PLAT FOR THE VALMEYER DOWNTOWN APARTMENTS, RECORDED APRIL 19, 2000 IN PLAT ENVELOPE 2-117B IN THE OFFICE OF THE RECORDER, MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

JOANN M. MEIER

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

5249 DEER HILL RD

Street address (after sale)

WATERLOO

City

IL

State

62298-6311

ZIP

618-779-4624

Seller's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

WP KINGDOM PROPERTIES LLC

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

8606 HENKE CT

Street address (after sale)

WATERLOO

City

IL

State

62298-5354

ZIP

314-852-8542

Buyer's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

WP KINGDOM PROPERTIES LLC

Name or company

8606 HENKE CT

Street address

WATERLOO

City

IL

State

62298-5354

ZIP

USA

Country

**Preparer Information**

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY



Declaration ID: 20231206702612

Status: Assessor Review

Document No.: 431654

Recording Date: 1/2/2024

State/County Stamp: 1-883-621-424

TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20240106718278  
 Status: Assessor Review  
 Document No.: 431866  
 Recording Date: 1/25/2024

State/County Stamp: 0-108-039-216



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 6434 DEERFIELD COURT  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T3S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>10-01-118-046-000</u>	<u>.34</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/23/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |         |                                     |   |
|---------|-------------------------------------|---|
| Current | Intended                            |   |
| a       | <input type="checkbox"/>            | Land/lot only   |
| b       | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c       | <input type="checkbox"/>            | Mobile home residence   |
| d       | <input type="checkbox"/>            | Apartment building (6 units or less) No. of units: _____  |
| e       | <input type="checkbox"/>            | Apartment building (over 6 units) No. of units: _____   |
| f       | <input type="checkbox"/>            | Office  |
| g       | <input type="checkbox"/>            | Retail establishment  |
| h       | <input type="checkbox"/>            | Commercial building (specify):  |
| i       | <input type="checkbox"/>            | Industrial building   |
| j       | <input type="checkbox"/>            | Farm  |
| k       | <input type="checkbox"/>            | Other (specify):  |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

- 10 Identify only the items that apply to this sale.
- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b  Sale between related individuals or corporate affiliates
  - c  Transfer of less than 100 percent interest
  - d  Court-ordered sale
  - e  Sale in lieu of foreclosure
  - f  Condemnation
  - g  Short sale
  - h  Bank REO (real estate owned)
  - i  Auction sale
  - j  Seller/buyer is a relocation company
  - k  Seller/buyer is a financial institution or government agency
  - l  Buyer is a real estate investment trust
  - m  Buyer is a pension fund
  - n  Buyer is an adjacent property owner
  - o  Buyer is exercising an option to purchase
  - p  Trade of property (simultaneous)
  - q  Sale-leaseback
  - r  Other (specify):
  - s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>345,800.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106718278

Status: Assessor Review

Document No.: 431866

Recording Date: 1/25/2024

State/County Stamp: 0-108-039-216

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			<u>345,800.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16	If this transfer is exempt, identify the provision.	16	<u>  </u>	<u>b</u>	<u>  </u>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>345,800.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			<u>692.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>346.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>173.00</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>519.00</u>

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 46 OF THE "FIRST ADDITION TO VANDEBROOK", BEING A PART OF THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED IN THE PLAT OF SAID "FIRST ADDITION TO VANDEBROOK" SUBDIVISION RECORDED IN THE MONROE COUNTY, ILLINOIS RECORDER'S OFFICE ON DECEMBER 14, 1992, IN PLAT ENVELOPE 194C, AS DOCUMENT NO. 180618.

EXCEPTING THE COAL, OIL, GAS, AND OTHER MINERALS UNDERLYING SAID PREMISES.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

NAUMANN FAMILY REVOCABLE TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
107 FAIRWAY DR	WATERLOO	IL	62298-1581	
Street address (after sale)	City	State	ZIP	
618-340-6098	USA			
Seller's daytime phone	Country			

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

MITCHELL L. AND LAUREN R. FRIEDMAN

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
6434 DEERFIELD CT	WATERLOO	IL	62298-2753	
Street address (after sale)	City	State	ZIP	
573-535-0213	USA			
Buyer's daytime phone	Country			

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

MITCHELL L. AND LAUREN R. FRIEDMAN	6434 DEERFIELD CT	WATERLOO	IL	62298-2753
Buyer's company	Street address	City	State	ZIP



Declaration ID: 20240106718278

Status: Assessor Review

Document No.: 431866

Recording Date: 1/25/2024

State/County Stamp: 0-108-039-216

Preparer Information

USA
Country

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

231 S MAIN ST

Street address

closings@monroecountytitle.com

Preparer's email address (if available)

Preparer's file number (if applicable)

Escrow number (if applicable)

WATERLOO

City

IL

State

62298-1325

ZIP

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Illinois Department of Revenue Use Tab number





Declaration ID: 20231206704295  
 Status: Assessor Review  
 Document No.: 431673  
 Recording Date: 1/2/2024

State/County Stamp: 1-362-798-640



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 KK ROAD  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T3S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>10-19-200-002-000</u>	<u>4.56</u>	<u>Acres</u>	<u>Yes</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/29/2023  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended
a <input type="checkbox"/>	<input type="checkbox"/> Land/lot only
b <input type="checkbox"/>	<input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/> Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/> Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/> Office
g <input type="checkbox"/>	<input type="checkbox"/> Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/> Commercial building (specify):
i <input type="checkbox"/>	<input type="checkbox"/> Industrial building
j <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Farm
k <input type="checkbox"/>	<input type="checkbox"/> Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 Date

Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify):

10 Identify only the items that apply to this sale.

a  Fulfillment of installment contract  
 year contract initiated : \_\_\_\_\_

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify):

s  Homestead exemptions on most recent tax bill:

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>100,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20231206704295

Status: Assessor Review

State/County Stamp: 1-362-798-640

Document No.: 431673

Recording Date: 1/2/2024

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			100,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			100,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			200.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			100.00
20	County tax stamps — multiply Line 18 by 0.25.	20			50.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			150.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

PART OF TAX LOT 2A OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGES 43 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND WHICH MARKS THE NORTHWEST CORNER OF TAX LOT 2A OF SECTION 19; THENCE AT AN ASSUMED BEARING OF NORTH 89°38'21" EAST, ALONG THE NORTH LINE OF SAID TAX LOT 2A, A DISTANCE OF 826.34 FEET TO AN IRON PIN WHICH MARKS THE NORTHEAST CORNER OF SAID TAX LOT 2A; THENCE SOUTH 00°04'12" EAST, ALONG THE EAST LINE OF SAID TAX LOT 2A A DISTANCE OF 239.92 FEET TO AND IRON PIN FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING SOUTH 00°04'12" EAST, A DISTANCE OF 1031.17 FEET TO THE CENTERLINE OF A PUBLIC ROAD KNOWN AS "KK" ROAD; THENCE ALONG SAID CENTERLINE OF "KK" ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 5°37'17" AND A CHORD OF 63.75 FEET WHICH BEARS NORTH 70°55'34" WEST, AN ARC LENGTH OF 63.77 FEET; 2) THENCE NORTH 68°06'55" WEST, A DISTANCE OF 142.20 FEET TO A POINT OF CURVATURE; 3) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 00°14'37" AND A CHORD OF 8.50 FEET WHICH BEARS NORTH 68°14'14" WEST, AN ARC LENGTH OF 8.50 FEET; THENCE NORTH 00°04'12 WEST, PARALLEL TO THE EAST LINE OF TAX LOT 2A, A DISTANCE OF 909.97 FEET TO AN IRON PIN; THENCE NORTH 89° 55'48" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

JOANN M. MEIER

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

5249 DEER HILL RD  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-6311  
ZIP

617-779-4624  
Seller's daytime phone

Phone extension

USA  
Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

BENJAMIN J. FRANKE

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

3600 MAEYSTOWN RD  
Street address (after sale)

FULTS  
City

IL  
State

62244-1310  
ZIP



Declaration ID: 20231206704295

Status: Assessor Review

Document No.: 431673

Recording Date: 1/2/2024

State/County Stamp: 1-362-798-640

618-779-4624

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

USA

Country

Mail tax bill to:

BENJAMIN J. FRANKE

Name or company

3600 MAEYSTOWN RD

Street address

FULTS

City

IL

State

62244-1310

ZIP

Preparer Information

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

231 S MAIN ST

Street address

WATERLOO

City

IL

State

62298-1325

ZIP

closings@monroecountytitle.com

Preparer's email address (if available)

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A  Itemized list of personal property  Form PTAX-203-B

**To be completed by the Chief County Assessment Officer**

1 County \_\_\_\_\_ Township \_\_\_\_\_ Class \_\_\_\_\_ Cook-Minor \_\_\_\_\_ Code 1 \_\_\_\_\_ Code 2 \_\_\_\_\_

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land \_\_\_\_\_

Buildings \_\_\_\_\_

Total \_\_\_\_\_

3 Year prior to sale \_\_\_\_\_

4 Does the sale involve a mobile home assessed as real estate?  Yes  No

5 Comments \_\_\_\_\_

Illinois Department of Revenue Use

Tab number



DocId:8019721

Tx:4015825

Monroe County, Illinois  
Jonathan McLean, Recorder

P-431959

Recording Fee: 0.00

RHSP Fee:

Pages Recorded: 3

Date Recorded: 01/31/2024 02:47 PM



# PTAX-203 Illinois Real Estate

Please read the instructions before completing this form.  
This form can be completed electronically at tax.illinois.gov/retd.

## Step 1: Identify the property and sale information.

1 5117 Bushy Prairie Road  
Street address or property (of 911 address, if available)  
Waterloo 62298  
City or village Zip  
T35 R10W  
Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.

Parcel identifying number	Lot size or acreage
a <u>10-24-300-009</u>	<u>2.50 acres</u>
b _____	_____
c _____	_____
d _____	_____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: \_\_\_\_\_ / 2023  
Month Year

5 Type of deed/trust document (Mark with an "X."): --- Warranty deed  
--- Quit claim deed --- Executor deed --- Trustee deed  
--- Beneficial interest --- Other (specify): Deed in Trust

6 --- Yes --- No. Will the property be the buyer's principal

7 --- Yes X No. Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended (Mark only one item per column with an "X.")
a <u>---</u>	<u>---</u> Land/lot only
b <u>X</u>	<u>X</u> Residence (single-family, condominium, townhome, or duplex)
c <u>---</u>	<u>---</u> Mobile home residence
d <u>---</u>	<u>---</u> Apartment building (6 units or less) No. of units _____
e <u>---</u>	<u>---</u> Apartment building (over 6 units) No. of units _____
f <u>---</u>	<u>---</u> Office
g <u>---</u>	<u>---</u> Retail establishment
h <u>---</u>	<u>---</u> Commercial building
i <u>---</u>	<u>---</u> Industrial building
j <u>---</u>	<u>---</u> Farm
k <u>---</u>	<u>---</u> Other

Do not write in this area.  
County Recorder's Office Use.  
County: \_\_\_\_\_  
Date: \_\_\_\_\_  
Doc. No.: \_\_\_\_\_  
Vol.: \_\_\_\_\_  
Page: \_\_\_\_\_  
Received by: \_\_\_\_\_

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.  
Date of significant change: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Mark with an "X.") Month Year

--- Demolition/damage --- Additions --- Major remodeling  
--- New construction --- Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale. (Mark with an "X.")

a --- Fulfillment of installment contract - year contract initiated: \_\_\_\_\_

b X Sale between related individuals or corporate affiliates

c X Transfer of less than 100 percent interest

d --- Court-ordered sale

e --- Sale in lieu of foreclosure

f --- Condemnation

g --- Short sale

h --- Bank REO (real estate owned)

i --- Auction sale

j --- Seller/buyer is a relocation company

k --- Seller/buyer is a financial institution or government agency

l --- Buyer is a real estate investment trust

m --- Buyer is a pension fund

n --- Buyer is an adjacent property owner

o --- Buyer is exercising an option to purchase

p --- Trade of property (simultaneous)

q --- Sale-leaseback

r --- Other (specify): \_\_\_\_\_

s --- Homestead exemptions on most recent tax bill:

1 General/Alternative	\$ <u>4,000.00</u>
2 Senior Citizens	\$ <u>5,000.00</u>
3 Senior Citizens Assessment Freeze	\$ <u>35,030.00</u>

## Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial

11 Full actual consideration	\$ <u>97,755.00</u>
12a Amount of personal property included in the purchase	\$ <u>0</u>
12b Was the value of a mobile home included on Line 12a?	<u>---</u> Yes <u>X</u> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	\$ <u>97,755.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	\$ _____
15 Outstanding mortgage amount to which the transferred real property remains subject	\$ <u>0</u>
16 If this transfer is exempt, use an "X" to identify the provision.	<u>---</u> b <u>---</u> k <u>---</u> m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	\$ <u>97,755.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g. 81 002 rounds to 62)	<u>196.00</u>
19 Illinois tax stamps - multiply Line 18 by 0.50.	\$ <u>98.00</u>
20 County tax stamps - multiply Line 18 by 0.25	\$ <u>49.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	\$ <u>147.00</u>

This form is authorized in accordance with 35 ILCS 20031-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the forms Management Center. IL-492-0227

**PTAX-203**

**Step 3: Legal Description**

Parcel Number: 10-24-300-009

An undivided one-half (1/2) interest in:

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 24 in Township 3 South, Range 10 West of the Third Principal Meridian, in Monroe County, Illinois, more particularly described as follows to wit:

Commencing at a stone marking the Northwest corner of said Northwest Quarter of the Southwest Quarter thence due South, an assumed bearing along the West line of the Northwest Quarter of the Southwest Quarter, a distance of 244.00 feet to a steel stake; thence South 88 degrees 05 minutes 51 seconds East, parallel to the North line of said Northwest Quarter of the Southwest Quarter and along the South line of that tract of land conveyed to Charles D. Richeson and Rita Richeson by instrument recorded in deed book 130 on page 642 in the Office of the Recorder of Deeds of Monroe County, Illinois, a distance of 195.31 feet to the point of beginning for the herein described tract; thence continuing South 88 degrees 05 minutes 51 seconds East a distance of 604.27 feet to the Westerly right of way line of Bushy Prairie Road (40 feet Wide) ; Thence South 31 degrees 13 minutes 08 seconds West, along said Westerly right of way line of Bushy Prairie Road, a distance of 229.25 feet; thence North 86 degrees 05 minutes 51 seconds West a distance of 485.38 feet; thence North 0 degrees 00 minutes 00 seconds East a distance of 200.00 feet to the point of beginning, containing 2.50 acres, more or less.

**Step 3: Write the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8½" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information (Please print.)**

Seller's or trustee's name: Meiba I. Asselmeier  
 Street address (after sale): 5117 Bushy Prairie Road  
 Seller's or agent's signature: X Meiba I. Asselmeier  
 Seller's trust number (if applicable - not an SSN or FEIN): \_\_\_\_\_  
 City: Waterloo State: IL ZIP: 62298  
 Seller's daytime phone: \_\_\_\_\_

**Buyer Information (Please print.)**

Buyer's or trustee's name: Sheryl J. Prange, Trustee of Merrill L. Sheryl Prange Trust  
 Street address (after sale): 240 Church Street  
 Buyer's or agent's signature: X Sheryl J. Prange  
 Buyer's trust number (if applicable - not an SSN or FEIN): \_\_\_\_\_  
 City: Fults State: IL ZIP: 62244  
 Buyer's daytime phone: 618-458-7138  
 Mail tax bill to: \_\_\_\_\_  
 Name or company: Sheryl J. Prange, Trustee of Merrill L. Sheryl Prange Trust Street address: 240 Church St.  
 City: Fults, State: IL ZIP: 62244

**Preparer Information (Please print.)**

Preparer's and company's name: Adams + Huettsch  
 Street address (after sale): 101 East Mill Street  
 Preparer's signature: [Signature]  
 Preparer's file number (if applicable): \_\_\_\_\_  
 City: Waterloo State: IL ZIP: 62298  
 Preparer's daytime phone: (618) 939-6126

Identify any required documents submitted with this form. (Mark with an 'X')

\_\_\_\_ Extended legal description Form PTAX-203-A  
 \_\_\_\_ Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer	
1	County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____
2	Board of Review's final assessed value for the assessment year Prior to the year of the sale
	Land _____
	Buildings _____
	Total _____
Illinois Department of Revenue Use	
Tab Number _____	



Declaration ID: 20240106707374  
 Status: Assessor Review  
 Document No.: 431698  
 Recording Date: 1/4/2024

State/County Stamp: 1-309-403-184



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 4566 G ROAD  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T3S R9W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>11-30-400-006-000</u>	<u>10.00</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/4/2024  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| Current                               | Intended                            |
| a <input type="checkbox"/>            | <input type="checkbox"/>            |
| b <input type="checkbox"/>            | <input type="checkbox"/>            |
| c <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| d <input type="checkbox"/>            | <input type="checkbox"/>            |
| e <input type="checkbox"/>            | <input type="checkbox"/>            |
| f <input type="checkbox"/>            | <input type="checkbox"/>            |
| g <input type="checkbox"/>            | <input type="checkbox"/>            |
| h <input type="checkbox"/>            | <input type="checkbox"/>            |
| i <input type="checkbox"/>            | <input type="checkbox"/>            |
| j <input type="checkbox"/>            | <input type="checkbox"/>            |
| k <input type="checkbox"/>            | <input type="checkbox"/>            |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

<input type="checkbox"/>	Demolition/damage	<input type="checkbox"/>	Additions	<input type="checkbox"/>	Major remodeling
<input type="checkbox"/>	New construction	<input type="checkbox"/>	Other (specify):		

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify):
- s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>275,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>





Declaration ID: 20240106707374

Status: Assessor Review

Document No.: 431698

Recording Date: 1/4/2024

State/County Stamp: 1-309-403-184

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			275,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			275,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			550.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			275.00
20 County tax stamps — multiply Line 18 by 0.25.	20			137.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			412.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

THE WEST HALF (1/2) OF THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY (30) OF TOWNSHIP THREE (3) SOUTH, RANGE NINE (9) WEST OF THE 3RD PRINCIPAL MERIDIAN IN MONROE COUNTY, ILLINOIS.

EXCEPTING COAL, OIL AND GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY. SITUATED IN THE COUNTY OF MONROE, AND THE STATE OF ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

JOHN J. FRUTH

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

602 LIBERTY STREET  
Street address (after sale)

EVANSVILLE  
City

IL  
State

62242-0000  
ZIP

618-660-8456  
Seller's daytime phone

Phone extension

USA  
Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

MATTHEW SCHWEIZER

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

4566 G ROAD  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-0000  
ZIP

314-548-4713  
Buyer's daytime phone

Phone extension

USA  
Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

MATTHEW SCHWEIZER  
Name or company

4566 G ROAD  
Street address

WATERLOO  
City

IL  
State

62298-0000  
ZIP

USA  
Country



Declaration ID: 20240106707374

Status: Assessor Review

Document No.: 431698

Recording Date: 1/4/2024

State/County Stamp: 1-309-403-184

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC

1223-1848

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PKWY

COLUMBIA

IL

62236-2507

Street address

City

State

ZIP

ashley@acctitle.com

618-281-2040

204

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Illinois Department of Revenue Use Tab number



**Declaration ID:** 20240106707374

**Status:** Assessor Review

**State/County Stamp:** 1-309-403-184

**Documnet No.:** 431698

**Recording Date:** 1/4/2024

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
PEGGY FRUTH	602 LIBERTY STREET	EVANSVILLE	IL	622420000	6186608456	USA

### Additional Buyers Information

<b>Buyer's name</b>	<b>Buyer's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Buyer's phone</b>	<b>Country</b>
ANNA SCHWEIZER	4566 G ROAD	WATERLOO	IL	622980000	4022132884	USA



Declaration ID: 20240106706959  
 Status: Assessor Review  
 Document No.: 431735  
 Recording Date: 1/9/2024

State/County Stamp: 1-017-894-960



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 5873 MM ROAD  
 Street address of property (or 911 address, if available)

RED BUD 62278-0000  
 City or village ZIP

T4S R9W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>16-04-400-003-000</u>	<u>11.5</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/8/2024  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed Trustee deed  
Beneficial interest  Other (specify): Special Warranty Deed

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a	<input type="checkbox"/>	Land/lot only
b	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c	<input type="checkbox"/>	Mobile home residence
d	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f	<input type="checkbox"/>	Office
g	<input type="checkbox"/>	Retail establishment
h	<input type="checkbox"/>	Commercial building (specify): _____
i	<input type="checkbox"/>	Industrial building
j	<input type="checkbox"/>	Farm
k	<input type="checkbox"/>	Other (specify): _____

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

_____ Demolition/damage	_____ Additions	_____ Major remodeling
_____ New construction	_____ Other (specify): _____	

10 Identify only the items that apply to this sale.

a \_\_\_\_\_ Fulfillment of installment contract year contract initiated : \_\_\_\_\_

b \_\_\_\_\_ Sale between related individuals or corporate affiliates

c \_\_\_\_\_ Transfer of less than 100 percent interest

d \_\_\_\_\_ Court-ordered sale

e \_\_\_\_\_ Sale in lieu of foreclosure

f \_\_\_\_\_ Condemnation

g \_\_\_\_\_ Short sale

h \_\_\_\_\_ Bank REO (real estate owned)

i \_\_\_\_\_ Auction sale

j \_\_\_\_\_ Seller/buyer is a relocation company

k \_\_\_\_\_ Seller/buyer is a financial institution or government agency

l \_\_\_\_\_ Buyer is a real estate investment trust

m \_\_\_\_\_ Buyer is a pension fund

n \_\_\_\_\_ Buyer is an adjacent property owner

o \_\_\_\_\_ Buyer is exercising an option to purchase

p \_\_\_\_\_ Trade of property (simultaneous)

q \_\_\_\_\_ Sale-leaseback

r \_\_\_\_\_ Other (specify): \_\_\_\_\_

s  Homestead exemptions on most recent tax bill:

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	<u>370,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240106706959

Status: Assessor Review

State/County Stamp: 1-017-894-960

Document No.: 431735

Recording Date: 1/9/2024

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			370,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			370,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			740.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			370.00
20	County tax stamps — multiply Line 18 by 0.25.	20			185.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			555.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, IN TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN MONROE COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE WEST ALONG SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, 660 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO SADIE LEA DONJON, RECORDED IN THE MONROE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 224, PAGES 763-767; THENCE NORTH ALONG THE EAST LINE OF THE SAID DONJON TRACT A DISTANCE OF 760 FEET, MORE OR LESS, TO A POINT BEING THE NORTHEAST CORNER OF THE SAID DONJON TRACT; THENCE EAST A DISTANCE OF 660 FEET, MORE OR LESS, TO THE POINT ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4; THENCE SOUTH ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4 A DISTANCE OF 760 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS AS MAY HAVE BEEN HERETOFORE EXCEPTED, RESERVED OR CONVEYED IN PRIOR CONVEYANCES AND ALL RIGHTS AND EASEMENTS IN FAVOR FO THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

TASSA LYNN AND COLIN NEUMEYER

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

117 CLARENCE DR \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-1406  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-340-2140 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

MITCHELL L. AND REBECCA L. CAMPBELL

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

5873 MM RD \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-3743  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20240106706959

Status: Assessor Review

Document No.: 431735

Recording Date: 1/9/2024

State/County Stamp: 1-017-894-960

309-840-1480

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

USA

Country

Mail tax bill to:

MITCHELL L. AND REBECCA L.

5873 MM RD

RED BUD

IL

62278-3743

CAMPBELL

Street address

City

State

ZIP

Preparer Information

USA

Country

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

231 S MAIN ST

WATERLOO

IL

62298-1325

Street address

City

State

ZIP

closings@monroecountytitle.com

618-939-8292

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A  Itemized list of personal property  Form PTAX-203-B

**To be completed by the Chief County Assessment Officer**

1 County \_\_\_\_\_ Township \_\_\_\_\_ Class \_\_\_\_\_ Cook-Minor \_\_\_\_\_ Code 1 \_\_\_\_\_ Code 2 \_\_\_\_\_

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land \_\_\_\_\_

Buildings \_\_\_\_\_

Total \_\_\_\_\_

3 Year prior to sale \_\_\_\_\_

4 Does the sale involve a mobile home assessed as real estate?  Yes  No

5 Comments \_\_\_\_\_

Illinois Department of Revenue Use

Tab number