



Declaration ID: 20240606735576  
 Status: Assessor Review  
 Document No.: 433637  
 Recording Date: 6/26/2024

State/County Stamp: 1-424-802-608



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2359 LAKE SHORE 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>04-04-303-044-000</u>	<u>0.26</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/21/2024  
 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	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>490,000.00</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			490,000.00
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			490,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			980.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			490.00
20 County tax stamps — multiply Line 18 by 0.25.	20			245.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			735.00

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

LOT 44 OF "FOX RUN ESTATES – PHASE 3" FINAL PLAT, BEING A SUBDIVISION OF PART OF LOTS 15 AND 37 OF "FOX RUN ESTATES – PHASE 1" AND PART OF TAX LOT 4A OF SECTION 4, ALL IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, RECORDED JUNE 29, 2017, IN ENV. 2-344B AS DOC. 390652, OFFICE OF THE RECORDER, MONROE COUNTY, ILLINOIS.

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**

KYLE WALLER

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

105 JULIANA CT \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4562  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-477-9196 \_\_\_\_\_ 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**

KRISTIN NELSON

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

2359 LAKE SHORE DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2778  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-719-1372 \_\_\_\_\_ 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:**

KRISTIN NELSON \_\_\_\_\_ 2359 LAKE SHORE DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2778  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP



Declaration ID: 20240606735576

Status: Assessor Review

Document No.: 433637

Recording Date: 6/26/2024

State/County Stamp: 1-424-802-608

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0524-2296

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:** 20240606735576

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**Documnet No.:** 433637

**Recording Date:** 6/26/2024

**State/County Stamp:** 1-424-802-608

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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>
KAITLYNN WALLER	105 JULIANA CT	COLUMBIA	IL	622360000	8155201380	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>
COREY A. CROWDER	2359 LAKE SHORE DRIVE	COLUMBIA	IL	622360000	6187191372	USA



Declaration ID: 20240606729783  
 Status: Assessor Review  
 Document No.: 433534  
 Recording Date: 6/18/2024

State/County Stamp: 1-976-778-032



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 412 EDWARD 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>04-04-381-226-000</u>	<u>0.18</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/14/2024  
 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: \_\_\_\_\_  
 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>370,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



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State/County Stamp: 1-976-778-032

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.

LOT 226 OF "COLUMBIA LAKES IV, FINAL PLAT, BEING A SUBDIVISION OF PART OF U.S. SURVEY 644, CLAIM 501 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 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE 2-253B, AS DOCUMENT NO. 330269.

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**

SCOTT T. DUFFORD

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

2643 COLUMBIA LAKES DR APT 3D \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2637  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-920-5000 \_\_\_\_\_ 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**

SENIDA OYLER

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

412 EDWARD DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2684  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

904-463-5957 \_\_\_\_\_ 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:**

SENIDA OYLER \_\_\_\_\_ 412 EDWARD DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2684  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP



Declaration ID: 20240606729783

Status: Assessor Review

Document No.: 433534

Recording Date: 6/18/2024

State/County Stamp: 1-976-778-032

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0524-2319

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:** 20240606729783

**Status:** Assessor Review

**State/County Stamp:** 1-976-778-032

**Documnet No.:** 433534

**Recording Date:** 6/18/2024

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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>
EMILEE DUFFORD	2643 COLUMBIA LAKES DR	COLUMBIA	IL	622360000	6186166878	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>
MACKENZIE OYLER	412 EDWARD DR	COLUMBIA	IL	622980000	6182189523	USA





Declaration ID: 20240606731080  
 Status: Assessor Review  
 Document No.: 433539  
 Recording Date: 6/18/2024

State/County Stamp: 1-017-658-672



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1370 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>04-09-265-006-000</u>	<u>.79</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/17/2024  
 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 <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: \_\_\_\_\_  
 \_\_\_\_\_ 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>135,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606731080

Status: Assessor Review

Document No.: 433539

Recording Date: 6/18/2024

State/County Stamp: 1-017-658-672

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			135,000.00
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			135,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			270.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			135.00
20 County tax stamps — multiply Line 18 by 0.25.	20			67.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			202.50

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

LOT 6 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.

**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**

WALNUT RIDGE DEVELOPMENT 1, INC.

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
217 S MAIN ST	COLUMBIA	IL	62236-2307
Street address (after sale)	City	State	ZIP
618-281-7474	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**

KLEMME CONSTRUCTON, INC.

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
1425 B AND H INDUSTRIAL CT	MILLSTADT	IL	62260-2051
Street address (after sale)	City	State	ZIP
618-980-1786	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:**

KLEMME CONSTRUCTON, INC.	1425 B AND H INDUSTRIAL CT	MILLSTADT	IL	62260-2051
Name or company	Street address	City	State	ZIP

**Preparer Information**

USA
Country



Declaration ID: 20240606731080

Status: Assessor Review

Document No.: 433539

Recording Date: 6/18/2024

State/County Stamp: 1-017-658-672

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: 20240606720396  
 Status: Assessor Review  
 Document No.: 433404  
 Recording Date: 6/6/2024

State/County Stamp: 0-899-747-120



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 629 LAURA COURT EAST

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

COLUMBIA  
City or village

62236-0000  
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>04-09-417-019-000</u>	<u>0.49</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/4/2024  
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  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	<u>6,000.00</u>
2 Senior Citizens	<u>836.00</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>449,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606720396

Status: Assessor Review

Document No.: 433404

Recording Date: 6/6/2024

State/County Stamp: 0-899-747-120

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			449,000.00
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			449,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			898.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			449.00
20 County tax stamps — multiply Line 18 by 0.25.	20			224.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			673.50

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

LOT 19 OF "FINAL PLAT – VILLAGE OF WERNINGS – PHASE FOUR", 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 2-335A AS DOCUMENT NO. 384121, AND AMENDED IN THE "CORRECTIVE FINAL PLAT VILLAGE OF WERNINGS – PHASE FOUR", RECORDED IN PLAT ENVELOPE 2-337A AS DOCUMENT NO. 387607.

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**

LARRY C. SIMMONS

Seller's or trustee's name

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

724 N BRIEGEL ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-1308

ZIP

618-580-7831

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**

THOMAS YOUNG

Buyer's or trustee's name

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

629 LAURA CT E

Street address (after sale)

COLUMBIA

City

IL

State

62236-4180

ZIP

319-538-5986

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:**



Declaration ID: 20240606720396

Status: Assessor Review

Document No.: 433404

Recording Date: 6/6/2024

State/County Stamp: 0-899-747-120

THOMAS YOUNG	629 LAURA CT E	COLUMBIA	IL	62236-4180
Name or company	Street address	City	State	ZIP

**Preparer Information**

ASHLEY EVANS - ACCENT TITLE INC	USA	0524-2290	
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

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 _____ Buildings _____ 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:** 20240606720396

**Status:** Assessor Review

**State/County Stamp:** 0-899-747-120

**Documnet No.:** 433404

**Recording Date:** 6/6/2024

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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>
VIRGINIA K. SIMMONS	724 N BRIEGEL ST	COLUMBIA	IL	622360000	6185807831	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>
SARAH YOUNG	629 LAURA CT E	COLUMBIA	IL	622360000	3195385986	USA



Declaration ID: 20240606734297  
 Status: Assessor Review  
 Document No.: 433581  
 Recording Date: 6/21/2024

State/County Stamp: 1-731-593-008



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

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

1 1028 ARIZONA 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>04-09-484-020-000</u>	<u>0.18</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/20/2024  
 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>333,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20240606734297

Status: Assessor Review

Document No.: 433581

Recording Date: 6/21/2024

State/County Stamp: 1-731-593-008

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			333,000.00
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			333,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			666.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			333.00
20 County tax stamps — multiply Line 18 by 0.25.	20			166.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			499.50

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

LOT NUMBERED 101 OF "WILSON HILLS SUBDIVISION", FOURTH ADDITION IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, AS PER PLAT RECORDED IN ENVELOPE NUMBER 158-A IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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**

SCOTT M. HIPPISEY

Seller's or trustee's name

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

206 LINKS LN  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1586  
ZIP

618-567-2733  
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**

AUGUSTINE P DESROSIER

Buyer's or trustee's name

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

1028 ARIZONA DR  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-1511  
ZIP

618-578-1934  
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:**

AUGUSTINE P DESROSIER  
Name or company

1028 ARIZONA DR  
Street address

COLUMBIA  
City

IL  
State

62236-1511  
ZIP



Declaration ID: 20240606734297

Status: Assessor Review

Document No.: 433581

Recording Date: 6/21/2024

State/County Stamp: 1-731-593-008

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC

Preparer and company name

399 VETERANS PKWY

Street address

ashley@acctitle.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

COLUMBIA

City

618-281-2040

Preparer's daytime phone

0524-2308

Escrow number (if applicable)

IL

State

204

Phone extension

62236-2507

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.
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:** 20240606734297

**Status:** Assessor Review

**State/County Stamp:** 1-731-593-008

**Documnet No.:** 433581

**Recording Date:** 6/21/2024

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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>
JANE M. HIPPISELY	206 LINKS LN	WATERLOO	IL	622980000	6183401811	USA

### Additional Buyers Information



Declaration ID: 20240606733634  
 Status: Assessor Review  
 Document No.: 433567  
 Recording Date: 6/20/2024

State/County Stamp: 0-171-474-224



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 618 DANA 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>04-10-366-005-000</u>	<u>.24</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/19/2024  
 Date

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

6      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    |                                                                |
| 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>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>370,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240606733634

Status: Assessor Review

Document No.: 433567

Recording Date: 6/20/2024

State/County Stamp: 0-171-474-224

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			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.

LOT 5 OF FRANKE FARMS FINAL PLAT BEING A SUBDIVISION OF TRACTS 3 AND 4 OF THE "LILBURN HERRMANN TRACTS", TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS AS RECORDED IN PLAT ENVELOPE 2-200A AS DOCUMENT NO. 297321, 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**

JOHN HOFSTETTER AND KATHLEEN HOFSTETTER, CO-TRUSTEES OF ELSIE M HOFSTETTER 1999 DECLARATION OF TRUST

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

624 N BRIEGEL ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1640  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-402-3689 \_\_\_\_\_ 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**

LAWRENCE KEITH JOHNSON

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

401 N CAMBRIDGE DR \_\_\_\_\_ GENEVA \_\_\_\_\_ IL \_\_\_\_\_ 60134-1080  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

630-488-2447 \_\_\_\_\_ 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:**

LAWRENCE KEITH JOHNSON \_\_\_\_\_ 401 N CAMBRIDGE DR \_\_\_\_\_ GENEVA \_\_\_\_\_ IL \_\_\_\_\_ 60134-1080  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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



Declaration ID: 20240606733634

Status: Assessor Review

Document No.: 433567

Recording Date: 6/20/2024

State/County Stamp: 0-171-474-224

**Preparer Information**

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>	
<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:** 20240606733634

**Status:** Assessor Review

**State/County Stamp:** 0-171-474-224

**Documnet No.:** 433567

**Recording Date:** 6/20/2024

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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
MARY JANE JOHNSON						



Declaration ID: 20240606741501  
 Status: Assessor Review  
 Document No.: 433702  
 Recording Date: 6/28/2024

State/County Stamp: 1-445-503-792



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 146 E CRESTVIEW 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>04-16-119-033-000</u>	<u>90 x 150</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/27/2024  
 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	_____	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>200,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>





Declaration ID: 20240606741501

Status: Assessor Review

Document No.: 433702

Recording Date: 6/28/2024

State/County Stamp: 1-445-503-792

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>200,000.00</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, 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>200,000.00</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>400.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>200.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>100.00</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>300.00</u>

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

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 59 OF THE ORIGINAL TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; THENCE SOUTH 23° WEST 123 FEET ALONG THE WESTERLY LINE OF SAID LOT 59 TO POST FOR A BEGINNING CORNER; THENCE SOUTH 23° WEST 42 FEET ALONG THE WESTERLY LINE OF SAID LOT 59 TO A POINT AT THE MOST WESTERLY CORNER OF SAID LOT 59; THENCE SOUTH 67° EAST 66 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 59; THENCE NORTH 23° EAST 42 FEET ALONG THE EASTERLY LINE OF SAID LOT 59 TO A POST; THENCE NORTH 67° WEST 66 FEET TO THE PLACE OF BEGINNING AND BEING A PART OF LOT 59 OF THE ORIGINAL TOWN, NOW 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**

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

1008 6TH ST \_\_\_\_\_ HIGHLAND \_\_\_\_\_ IL \_\_\_\_\_ 62249-1407  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-281-7474 \_\_\_\_\_ 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**

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

146 E CRESTVIEW DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1202  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-281-7474 \_\_\_\_\_ 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:**

RICHARD J. SCHMERSAHL \_\_\_\_\_ 146 E CRESTVIEW DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1202  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20240606741501

Status: Assessor Review

Document No.: 433702

Recording Date: 6/28/2024

State/County Stamp: 1-445-503-792

Preparer Information

LESLIE THOMAS - COLUMBIA TITLE CO INC

Preparer and company name

110 VETERANS PKWY

Street address

leslie@columbiatitleco.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

COLUMBIA

City

618-281-7474

Preparer's daytime phone

24-5060

Escrow number (if applicable)

IL

State

Phone extension

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.
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: 20240606740648  
 Status: Assessor Review  
 Document No.: 433695  
 Recording Date: 6/28/2024

State/County Stamp: 1-944-724-272



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 931 N MAIN 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

04-16-254-004-000	60x140	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/27/2024  
 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                            |                                                                                                   |
|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>            | a <input type="checkbox"/> Land/lot only                                                          |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | b <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| <input type="checkbox"/>            | <input type="checkbox"/>            | c <input type="checkbox"/> Mobile home residence                                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | d <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | e <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | f <input type="checkbox"/> Office                                                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | g <input type="checkbox"/> Retail establishment                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | h <input type="checkbox"/> Commercial building (specify): _____                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | i <input type="checkbox"/> Industrial building                                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | j <input type="checkbox"/> Farm                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 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: 5/1/2024  
 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	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	241,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20240606740648

Status: Assessor Review

Document No.: 433695

Recording Date: 6/28/2024

State/County Stamp: 1-944-724-272

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			241,500.00
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			241,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			483.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			241.50
20 County tax stamps — multiply Line 18 by 0.25.	20			120.75
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			362.25

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

LOT 4 OF "CLARA SCHMIDT'S SUBDIVISION OF PART OF SECTION 16 TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS"; AS SHOWN ON PLAT RECORD IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN BOOK "A" OF PLATS ON PAGE 134, MONROE COUNTY, ILLINOIS RECORDS. NOW IN PLAT ENVELOPE 31-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**

RYAN W. CHRISTENSEN

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

2833 LAKE SIDE DR COLUMBIA IL 62236-0000  
Street address (after sale) City State ZIP

859-358-4443 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**

JUSTIN SERVOS

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

931 N MAIN ST COLUMBIA IL 62236-1136  
Street address (after sale) City State ZIP

618-407-1685 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:**

JUSTIN SERVOS 931 N MAIN ST COLUMBIA IL 62236-1136  
Name or company Street address City State ZIP



Declaration ID: 20240606740648

Status: Assessor Review

Document No.: 433695

Recording Date: 6/28/2024

State/County Stamp: 1-944-724-272

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0524-2320

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:** 20240606740648

**Status:** Assessor Review

**Documnet No.:** 433695

**Recording Date:** 6/28/2024

**State/County Stamp:** 1-944-724-272

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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>
SHEA LANAGHAN	2833 LAKE SIDE DR	COLUMBIA	IL	622360000	6189802234	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>
PILARA WALLER	931 N MAIN ST	COLUMBIA	IL	622360000	6188236638	USA



Declaration ID: 20240606731398  
 Status: Assessor Review  
 Document No.: 433543  
 Recording Date: 6/18/2024

State/County Stamp: 1-986-878-768



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 226 E MCKEE 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>04-16-441-003-000</u>	<u>80 x 178</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/17/2024  
 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	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>70,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606731398

Status: Assessor Review

Document No.: 433543

Recording Date: 6/18/2024

State/County Stamp: 1-986-878-768

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			70,000.00
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			70,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			140.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			70.00
20 County tax stamps — multiply Line 18 by 0.25.	20			35.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			105.00

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

LOT 3 OF A RESUBDIVISION PLAT OF PART OF LOTS 4A, 5A, 6A, 7A, 8A, 9A, 10A, & 11A OF CHRISTIAN KAEMPER'S ADDITION TO THE CITY OF COLUMBIA AND PART OF U.S. SURVEY 417, CLAIM 228, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS RECORDED JULY 1, 2021 AS DOCUMENT NO. 418193.

**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**

DOMEX PROPERTIES LIMITED PARTNERSHIP

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

325 N MAIN ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1705  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-550-8015 \_\_\_\_\_ Phone extension \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ 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**

DENNIS PHELPS

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

200 THOMAS LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5511  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-719-1926 \_\_\_\_\_ Phone extension \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ 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:**

DENNIS PHELPS \_\_\_\_\_ 200 THOMAS LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5511  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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





Declaration ID: 20240606731398

Status: Assessor Review

Document No.: 433543

Recording Date: 6/18/2024

State/County Stamp: 1-986-878-768

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:** 20240606731398

**Status:** Assessor Review

**Documnet No.:** 433543

**Recording Date:** 6/18/2024

**State/County Stamp:** 1-986-878-768

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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
ELIZABETH J. PHELPS						



Declaration ID: 20240606735457  
 Status: Assessor Review  
 Document No.: 433600  
 Recording Date: 6/24/2024

State/County Stamp: 1-667-597-104



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 951 MEADOWVIEW 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

04-17-401-006-000	136x135	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/21/2024  
 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	338,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20240606735457

Status: Assessor Review

Document No.: 433600

Recording Date: 6/24/2024

State/County Stamp: 1-667-597-104

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			338,000.00
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			338,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			676.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			338.00
20	County tax stamps — multiply Line 18 by 0.25.	20			169.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			507.00

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

LOT 6 OF "MEADOW RIDGE NO. 6", A SUBDIVISION BEING A PART OF TAX LOT 3A AND TAX LOT 4 OF US SURVEY 416, CLAIM 492, ALSO PART OF TAX LOT 1 AND TAX LOT 2 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN PLAT ENVELOPE NO. 144-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**

KRISTIN NELSON

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

2359 LAKE SHORE DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-719-1372 \_\_\_\_\_ 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**

RYAN MURRAY

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

951 MEADOWVIEW LN \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1057  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-698-3585 \_\_\_\_\_ 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:**

RYAN MURRAY \_\_\_\_\_ 951 MEADOWVIEW LN \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1057  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP



Declaration ID: 20240606735457

Status: Assessor Review

Document No.: 433600

Recording Date: 6/24/2024

State/County Stamp: 1-667-597-104

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0424-2219

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:** 20240606735457

**Status:** Assessor Review

**State/County Stamp:** 1-667-597-104

**Documnet No.:** 433600

**Recording Date:** 6/24/2024

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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
KATHLEEN MURRAY						



Declaration ID: 20240606730937  
 Status: Assessor Review  
 Document No.: 433531  
 Recording Date: 6/18/2024

State/County Stamp: 0-487-308-592



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1207 BLUE SPRUCE 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>04-20-417-084-000</u>	<u>0.45</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/17/2024  
 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: \_\_\_\_\_  
 \_\_\_\_\_ 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>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>475,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240606730937

Status: Assessor Review

Document No.: 433531

Recording Date: 6/18/2024

State/County Stamp: 0-487-308-592

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			475,000.00
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			475,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			950.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			475.00
20 County tax stamps — multiply Line 18 by 0.25.	20			237.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			712.50

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

LOT 84 OF "THE PINES" SUBDIVISION, PHASE III, BEING A SUBDIVISION OF PART OF TAX LOT 6 OF FRACTIONAL SECTION 20 AND ALL OF TAX LOT 1 OF U.S. SURVEY 415, CLAIM 607, ALL SITUATED IN TOWNSHIP 1 SOUTH, RANGE 10 WEST, OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED OCTOBER 16, 2000, IN PLAT ENVELOPE 2-122B IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

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**

MICKEY LEE PETERS

Seller's or trustee's name

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

1435 VICKSBURG DR  
Street address (after sale)

BELLEVILLE  
City

IL  
State

62221-5759  
ZIP

314-471-7360  
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**

ERICA J. THOMPSON

Buyer's or trustee's name

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

1207 BLUE SPRUCE LN  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-4171  
ZIP

205-261-1264  
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:**

ERICA J. THOMPSON  
Name or company

1207 BLUE SPRUCE LN  
Street address

COLUMBIA  
City

IL  
State

62236-4171  
ZIP





Declaration ID: 20240606730937

Status: Assessor Review

Document No.: 433531

Recording Date: 6/18/2024

State/County Stamp: 0-487-308-592

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0524-2287

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: 20240606735430  
 Status: Assessor Review  
 Document No.: 433593  
 Recording Date: 6/24/2024

State/County Stamp: 0-094-143-280



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 422 W LEGION AVENUE  
 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>04-21-220-001-000</u>	<u>50x150</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/21/2024  
 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	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	285,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20240606735430

Status: Assessor Review

State/County Stamp: 0-094-143-280

Document No.: 433593

Recording Date: 6/24/2024

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			285,000.00
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			285,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			570.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			285.00
20 County tax stamps — multiply Line 18 by 0.25.	20			142.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			427.50

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

LOT NO. 1 IN BLOCK NO. 7, COLUMBIA ACRES SUBDIVISION, CITY OF COLUMBIA, ILLINOIS, AS PER PLAT RECORD IN PLAT BOOK "B" ON PAGE 44, NOW IN PLAT ENVELOPE 69-B, RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

EXCEPT THAT PART THEREOF CONVEYED TO THE CITY OF COLUMBIA BY WARRANTY DEED (NON-FREEWAY) DATED APRIL 13, 2007 AND RECORDED JULY 26, 2007 AS DOCUMENT NO. 317016, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 1 IN BLOCK 7 OF "COLUMBIA ACRES SUBDIVISION"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN PLAT BOOK "B" ON PAGE 44, NOW IN PLAT ENVELOPE 69-B, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 43 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.00 FEET; THENCE SOUTH 45 DEGREES 48 MINUTES 38 SECONDS WEST, 7.20 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREE 51 MINUTES 04 SECONDS EAST ALONG SAID WEST LINE, 5.00 FEET 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 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**

RYAN MURRAY

Seller's or trustee's name

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

951 MEADOWVIEW LN

Street address (after sale)

COLUMBIA

City

IL

State

62236-1057

ZIP

618-698-3585

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**

SEAN MCGUIRE

Buyer's or trustee's name

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

422 W LEGION AVE

Street address (after sale)

COLUMBIA

City

IL

State

62236-1940

ZIP



Declaration ID: 20240606735430

Status: Assessor Review

Document No.: 433593

Recording Date: 6/24/2024

State/County Stamp: 0-094-143-280

618-558-1350

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:

SEAN MCGUIRE

Name or company

422 W LEGION AVE

Street address

COLUMBIA

City

IL

State

62236-1940

ZIP

USA

Country

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC

Preparer and company name

0524-2326

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

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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>5</b> Comments _____</p>
Illinois Department of Revenue Use	Tab number



**Declaration ID:** 20240606735430

**Status:** Assessor Review

**Document No.:** 433593

**Recording Date:** 6/24/2024

**State/County Stamp:** 0-094-143-280

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**Declaration ID:** 20240606735430

**Status:** Assessor Review

**State/County Stamp:** 0-094-143-280

**Documnet No.:** 433593

**Recording Date:** 6/24/2024

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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>
KATHLEEN MURRAY	951 MEADOWVIEW LN	COLUMBIA	IL	622360000	8156413881	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>
MARION ADAMS MCGUIRE	422 W LEGION AVE	COLUMBIA	IL	622360000	6185581350	USA



Declaration ID: 20240606733607  
 Status: Assessor Review  
 Document No.: 433623  
 Recording Date: 6/25/2024

State/County Stamp: 1-609-466-672



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 110 SOUTH 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>04-21-221-002-000</u>	<u>70 X 157.5</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/14/2024  
 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      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 **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>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>178,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240606733607

Status: Assessor Review

State/County Stamp: 1-609-466-672

Document No.: 433623

Recording Date: 6/25/2024

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>178,000.00</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, 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>178,000.00</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>356.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>178.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>89.00</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>267.00</u>

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

LOT NUMBERED ONE (1) AND PART OF LOT NUMBERED TWO (2) IN BLOCK NUMBERED EIGHT, COLUMBIA ACRES SUBDIVISION, COLUMBIA, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF PLATS "B" ON PAGE 44, NOW ENVELOPE 69-B, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT NUMBERED ONE (1), BEING THE POINT OF INTERSECTION OF THE EASTERLY LINE OF LEO STREET WITH THE NORTHERLY LINE OF A TWENTY (20) FOOT ALLEY; THENCE IN A NORTHERLY DIRECTION, ALONG THE EASTERLY LINE OF LEO STREET, A DISTANCE OF SEVENTY (70) FEET; THENCE IN AN EASTERLY DIRECTION, ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT NUMBERED ONE (1), TO A POINT ON THE WESTERLY LINE OF SCOTT STREET; THENCE SOUTH 25 DEGREES EAST, ALONG THE WESTERLY LINE OF SCOTT STREET, TO THE MOST EASTERLY CORNER OF SAID LOT NUMBERED ONE (1); THENCE IN A WESTERLY DIRECTION, ALONG THE SOUTHERLY LINE OF SAID LOT NUMBERED ONE (1), TO THE PLACE 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**

JAMES L. WESSEL, SUCCESSOR TRUSTEE OF DOROTHY M. WESSEL FAMILY TRUST

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

110 SOUTH LEO STREET \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2318  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-281-7474 \_\_\_\_\_ 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**

MICHAEL REEVE KOHLENBERGER

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

110 SOUTH LEO STREET \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2318  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-281-7474 \_\_\_\_\_ 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.





Declaration ID: 20240606733607

Status: Assessor Review

Document No.: 433623

Recording Date: 6/25/2024

State/County Stamp: 1-609-466-672

Mail tax bill to:

MICHAEL REEVE KOHLENBERGER	110 SOUTH LEO STREET	COLUMBIA	IL	62236-2318
Name or company	Street address	City	State	ZIP

Preparer Information

LESLIE THOMAS - COLUMBIA TITLE CO INC			24-5011
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	618-281-7474		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:** 20240606733607

**Status:** Assessor Review

**Document No.:** 433623

**Recording Date:** 6/25/2024

**State/County Stamp:** 1-609-466-672

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**Declaration ID:** 20240606733607

**Status:** Assessor Review

**State/County Stamp:** 1-609-466-672

**Documnet No.:** 433623

**Recording Date:** 6/25/2024

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### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JAMES L. WESSEL, SUCCESSOR TRUSTEE OF NORMAN H. WESSEL DECLARATION OF TRUST #1						

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MELISSA KOHLENBERGER						



Declaration ID: 20240606725816  
 Status: Assessor Review  
 Document No.: 433479  
 Recording Date: 6/13/2024

State/County Stamp: 1-953-111-344



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 808 S RAPP AVENUE  
 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>04-22-150-013-000</u>	<u>.32</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/7/2024  
 Date

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

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: \_\_\_\_\_

<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      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>242,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240606725816

Status: Assessor Review

Document No.: 433479

Recording Date: 6/13/2024

State/County Stamp: 1-953-111-344

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			242,000.00
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			242,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			484.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			242.00
20 County tax stamps — multiply Line 18 by 0.25.	20			121.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			363.00

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

ALL OF LOT NO. 5, (EXCEPT A STRIP OF LAND 20 FEET IN WIDTH OFF THE ENTIRE NORTHWESTERLY SIDE THEREOF); ALSO, ALL OF LOT NO. 4, (EXCEPT A STRIP OF LAND 5 FEET IN WIDTH OFF THE SOUTHEASTERLY SIDE THEREOF), ALL IN "COLUMBIA HEIGHTS ADDITION TO THE VILLAGE, NOW CITY OF COLUMBIA", ACCORDING TO THE RECORDED PLAT THEREOF APPEARING IN PLAT BOOK "A" AT PAGE 107, NOW IN PLAT ENVELOPE 24-B, IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, (EXCEPTING COAL, OIL, GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY), 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**

JCS ACQUISITIONS, LLC AND HOMEFRONT PROPERTIES LLC

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
PO BOX 136	GLEN CARBON	IL	62034-0136
Street address (after sale)	City	State	ZIP
618-917-9132	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**

VIRGINIA A. HAMILTON REVOCABLE TRUST

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
808 S RAPP AVE	COLUMBIA	IL	62236-2439
Street address (after sale)	City	State	ZIP
618-792-8342	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:**

VIRGINIA A. HAMILTON	808 S RAPP AVE	COLUMBIA	IL	62236-2439
REVOCABLE TRUST	Street address	City	State	ZIP



Declaration ID: 20240606725816

Status: Assessor Review

Document No.: 433479

Recording Date: 6/13/2024

State/County Stamp: 1-953-111-344

Preparer Information

Preparer and company name: CAROL WHITESIDE - MADISON COUNTY TITLE COMPANY
Street address: 120 N MAIN ST STE 2
Preparer's email address (if available): cwhiteside@madcotitle.com
Country: USA
Preparer's file number (if applicable): EDWARDSVILLE
Escrow number (if applicable): IL 62025-1902
City: EDWARDSVILLE
State: IL
ZIP: 62025-1902
Preparer's daytime phone: 618-656-0400
Phone extension:
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: 20240606735007  
 Status: Assessor Review  
 Document No.: 433592  
 Recording Date: 6/24/2024

State/County Stamp: 0-243-368-752



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 519 GALL ROAD  
 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>04-28-233-005-000</u>	<u>2.50</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/21/2024  
 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>5,000.00</u>
3 Senior Citizens Assessment Freeze	<u>74,200.00</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>436,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240606735007

Status: Assessor Review

Document No.: 433592

Recording Date: 6/24/2024

State/County Stamp: 0-243-368-752

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			436,000.00
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			436,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			872.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			436.00
20	County tax stamps — multiply Line 18 by 0.25.	20			218.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			654.00

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

LOT NUMBER FIVE (5) OF "CARR CREEK ESTATES", IN THE COUNTY OF MONROE, IN THE STATE OF ILLINOIS, AS SHOWN BY THE PLAT THEREOF RECORDED AS INSTRUMENT NO. 147364 IN ENVELOPE 162-B IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY, ILLINOIS;

SUBJECT TO EASEMENTS, RESTRICTIONS, LIMITATIONS AND COVENANTS OF RECORD, INCLUDING THOSE SET FORTH IN INSTRUMENT NO. 149429 RECORDED IN BOOK 155, PAGES 354-359 IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY, ILLINOIS;

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**

WALTER E. BYERLEY JR

Seller's or trustee's name

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

3732 RED BRICK LN  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-4427  
ZIP

618-741-0778  
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**

DONNA M. ECKRICH

Buyer's or trustee's name

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

519 GALL RD  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-4511  
ZIP

618-939-3664  
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: 20240606735007

Status: Assessor Review

Document No.: 433592

Recording Date: 6/24/2024

State/County Stamp: 0-243-368-752

Mail tax bill to:

DONNA M. ECKRICH 519 GALL RD COLUMBIA IL 62236-4511
Name or company Street address City State ZIP

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC 0524-2362
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:** 20240606735007

**Status:** Assessor Review

**Document No.:** 433592

**Recording Date:** 6/24/2024

**State/County Stamp:** 0-243-368-752



Declaration ID: 20240606732261  
 Status: Assessor Review  
 Document No.: 433605  
 Recording Date: 6/24/2024

State/County Stamp: 1-377-764-144



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1025 D ROAD  
 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>04-29-233-022-000</u>	<u>1.59</u>	<u>Acres</u>	<u>Yes</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/18/2024  
 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: \_\_\_\_\_  
 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>120,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240606732261

Status: Assessor Review

Document No.: 433605

Recording Date: 6/24/2024

State/County Stamp: 1-377-764-144

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			120,000.00
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			120,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			240.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			120.00
20 County tax stamps — multiply Line 18 by 0.25.	20			60.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			180.00

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

LOT 22 OF "STONECREST", BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS PER PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE 2-237A AS DOCUMENT NO. 314227.

EXCEPTING

PART OF LOT 22 OF "STONECREST", BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-237A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND WHICH MARKS THE MOST NORTHERLY CORNER OF LOT 22 OF "STONECREST"; THENCE AT AN ASSUMED BEARING OF SOUTH 70°35'23" EAST, ALONG THE NORTHEASTERLY LINE OF LOT 22 OF "STONECREST", A DISTANCE OF 120.00 FEET; THENCE SOUTH 15°18'57" WEST, A DISTANCE OF 193.77 FEET TO THE SOUTHWESTERLY LINE OF LOT 22 OF "STONECREST"; THENCE NORTH 64°38'16" WEST, ALONG THE SOUTHWESTERLY LINE OF LOT 22 OF "STONECREST", A DISTANCE OF 89.30 FEET TO AN IRON PIN SET WHICH MARKS THE MOST WESTERLY CORNER OF LOT 22 OF "STONECREST"; THENCE NORTH 05°39'49" EAST, ALONG THE NORTHWESTERLY LINE OF LOT 22 OF "STONECREST", A DISTANCE OF 189.45 FEET 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**

ANGELA BILLITER

Seller's or trustee's name

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

845 KINGSTON HILLS CT

Street address (after sale)

FENTON

City

MO

State

63026-4814

ZIP

314-570-7212

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**

DARREN HINES



Declaration ID: 20240606732261

Status: Assessor Review

Document No.: 433605

Recording Date: 6/24/2024

State/County Stamp: 1-377-764-144

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
3030 CROATIA DRIVE	COLUMBIA	IL	62236-0000	
Street address (after sale)	City	State	ZIP	
618-277-4663	USA			
Buyer's daytime phone	Country			
_____	_____			
Phone extension				

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:**

DARREN HINES	3030 CROATIA DRIVE	COLUMBIA	IL	62236-0000
Name or company	Street address	City	State	ZIP
		USA		
		Country		

**Preparer Information**

ASHLEY EVANS - ACCENT TITLE INC		0324-2114		
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	

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:** 20240606732261

**Status:** Assessor Review

**Document No.:** 433605

**Recording Date:** 6/24/2024

**State/County Stamp:** 1-377-764-144

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**Declaration ID:** 20240606732261

**Status:** Assessor Review

**Documnet No.:** 433605

**Recording Date:** 6/24/2024

**State/County Stamp:** 1-377-764-144

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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
TAMMY HINES	18 EAGLE LAKE DR	COLUMBIA	IL	622360000	6182774663	USA



Declaration ID: 20240606724192  
 Status: Assessor Review  
 Document No.: 433499  
 Recording Date: 6/14/2024

State/County Stamp: 1-920-277-808



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 STEPPIG ROAD

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>04-30-200-006-000</u>	<u>10.33</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/12/2024  
 Date

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

6 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                                                                   |
| a <u>    </u> | <u>    </u> Land/lot only                                                  |
| b <u>    </u> | <u>    </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>X</u>    | <u>X</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 X 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>219,512.00</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			219,512.00
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			219,512.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			440.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			220.00
20	County tax stamps — multiply Line 18 by 0.25.	20			110.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			330.00

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

PART OF TAX LOTS NO. 6B, 6C, AND 9A OF U.S. SURVEY NO. 411, CLAIM 521, T. 1 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A STONE MARKING THE SOUTHEAST CORNER OF TAX LOT NO. 6C; THENCE N. 03° 49' 08" E., AN ASSUMED BEARING ALONG THE EAST LINE OF TAX LOT NO. 6C AND THE EAST LINE OF TAX LOT NO. 6B, A DISTANCE OF 242.14 FEET, TO THE POINT OF INTERSECTION OF SAID EAST LINE OF TAX LOTS 6C AND 6B WITH THE CENTERLINE OF STEPPIG ROAD; THENCE N. 73° 39' 10" W., ALONG THE CHORD OF A CURVE OF THE CENTERLINE TO THE RIGHT HAVING A RADIUS OF 728.82 FEET, A CHORD DISTANCE OF 120.00 FEET, TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE N. 67° 23' 50" W., ALONG A CHORD OF A CURVE OF THE CENTERLINE OF STEPPIG ROAD, HAVING A RADIUS OF 728.82 FEET, A CHORD DISTANCE OF 38.45 FEET; THENCE N. 65° 53' 08" W., ALONG THE CENTERLINE OF STEPPIG ROAD, A DISTANCE OF 234.57 FEET, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF BLUFF ROAD, SAID LINE ALSO BEING THE BASE OF THE BLUFF; THENCE S. 30° 05' 51" W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE BASE OF THE BLUFF, A DISTANCE OF 246.39 FEET; THENCE S. 23° 48' 25" W., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BLUFF ROAD, SAID LINE BEING THE BASE OF THE BLUFF, A DISTANCE OF 109.01 FEET; THENCE S. 69° 00' 03" E., A DISTANCE OF 373.79 FEET; THENCE N. 23° 48' 25" E., A DISTANCE OF 119.77 FEET; THENCE N. 03° 49' 08" E., A DISTANCE OF 214.57 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.70 ACRES, MORE OR LESS.

ALSO:

PART OF TAX LOTS NO. 6B, 6C, AND 9A OF U.S. SURVEY NO. 411, CLAIM 521, T. 1 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A STONE MARKING THE SOUTHEAST CORNER OF TAX LOT NO. 6C; THENCE N. 03° 49' 08" E., AN ASSUMED BEARING ALONG THE EAST LINE OF TAX LOT NO. 6C AND THE EAST LINE OF TAX LOT NO. 6B, A DISTANCE OF 242.14 FEET, TO THE POINT OF INTERSECTION OF SAID EAST LINE OF TAX LOTS 6C AND 6B WITH THE CENTERLINE OF STEPPIG ROAD; THENCE N. 74° 00' 35" W., ALONG THE CHORD OF A CURVE OF THE CENTERLINE TO THE RIGHT HAVING A RADIUS OF 728.82 FEET, A CHORD DISTANCE OF 94.58 FEET, TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE S. 03° 49' 08" W., A DISTANCE OF 211.69 FEET; THENCE S. 23° 48' 25" W., A DISTANCE OF 482.41 FEET; THENCE S. 74° 05' 59" W., A DISTANCE OF 190.29 FEET; THENCE S. 25° 33' 25" W., A DISTANCE OF 266.86 FEET; THENCE S. 74° 05' 59" W., A DISTANCE OF 316.91 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF BLUFF ROAD, SAID LINE ALSO BEING THE BASE OF THE BLUFF; THENCE N. 23° 48' 25" E., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BLUFF ROAD, SAID LINE ALSO BEING THE BASE OF THE BLUFF, A DISTANCE OF 479.39 FEET; THENCE S. 63° 49' 13" E., A DISTANCE OF 214.58 FEET; THENCE N. 74° 05' 59" E. A DISTANCE OF 206.61 FEET; THENCE N. 23° 48' 25" E., A DISTANCE OF 466.27 FEET; THENCE N. 03° 49' 08" E., A DISTANCE OF 214.57 FEET TO THE CENTERLINE OF STEPPIG ROAD; THENCE S. 69° 55' 57" E., ALONG THE CHORD OF A CURVE OF THE CENTERLINE OF STEPPIG ROAD TO THE LEFT HAVING A RADIUS OF 728.82 FEET, A CHORD DISTANCE OF 26.04 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.62 ACRES, MORE OR LESS.

ALSO:

PART OF TAX LOTS NO. 6B, 6C, AND 9A OF U.S. SURVEY NO. 411, CLAIM 521, T. 1 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A STONE MARKING THE SOUTHEAST CORNER OF TAX LOT NO. 6C; THENCE N. 03° 49' 08" E., AN ASSUMED BEARING ALONG THE EAST LINE OF TAX LOT NO. 6C AND THE EAST LINE OF TAX LOT NO. 6B, A DISTANCE OF 242.14 FEET, TO THE POINT OF INTERSECTION OF SAID EAST LINE OF TAX LOTS 6C AND 6B WITH THE CENTERLINE OF STEPPIG ROAD; THENCE N. 75° 41' 25" W., ALONG THE CHORD OF A CURVE OF THE CENTERLINE TO THE RIGHT HAVING A RADIUS OF 728.82 FEET, A CHORD DISTANCE OF 68.83 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE S. 03° 49' 08" W., A DISTANCE OF 209.76 FEET; THENCE S. 23° 48' 25" W., A DISTANCE OF 419.82 FEET; THENCE S. 69° 54' 01" E., A DISTANCE OF 212.74 FEET; THENCE S. 30° 05' 59" W., A DISTANCE OF 159.11 FEET; THENCE S. 74° 05' 59" W., A DISTANCE OF



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486.66 FEET; THENCE N. 25° 33' 25" E., A DISTANCE OF 266.86 FEET; THENCE N. 74° 05' 59" E., A DISTANCE OF 190.29 FEET; THENCE N. 23° 48' 25" E., A DISTANCE OF 482.41 FEET; THENCE N. 03° 49' 08" E., A DISTANCE OF 211.69 FEET, TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF STEPPIG ROAD; THENCE S. 71° 58' 12" E., ALONG THE CHORD OF A CURVE OF THE CENTERLINE OF SAID STEPPIG ROAD, TO THE LEFT, HAVING A RADIUS OF 728.82 FEET, A CHORD DISTANCE OF 25.79 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.51 ACRES, MORE OR LESS.

ALSO:

PART OF TAX LOTS NO. 6B, 6C, AND 9A OF U.S. SURVEY NO. 411, CLAIM 521, T. 1 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A STONE MARKING THE SOUTHEAST CORNER OF TAX LOT NO. 6C; THENCE N. 03° 49' 08" E., AN ASSUMED BEARING ALONG THE EAST LINE OF TAX LOTS NO. 6C AND 6B, A DISTANCE OF 242.14 FEET, TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF STEPPIG ROAD; THENCE N. 75° 41' 25" W., ALONG THE CHORD OF A CURVE OF SAID CENTERLINE TO THE RIGHT, HAVING A RADIUS OF 728.82 FEET, A CHORD DISTANCE OF 68.83 FEET; THENCE S. 03° 49' 08" W., A DISTANCE OF 209.76 FEET; THENCE S. 23° 48' 25" W., A DISTANCE OF 419.82 FEET; THENCE S. 69° 54' 01" E., A DISTANCE OF 212.74 FEET; THENCE N. 30° 05' 59" E., A DISTANCE OF 400.89 FEET, TO THE NORTHERLY LINE OF TAX LOT NO. 9A; THENCE N. 69° 54' 01" W., ALONG THE NORTHERLY LINE OF TAX LOT NO. 9A, A DISTANCE OF 177.65 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES, MORE OR LESS.

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

JASPER NEWTON PETERS TRUST

Seller's or trustee's name Seller's trust number (if applicable - not an SSN or FEIN) 3668 LAKE LN MILLSTADT IL 62260-2117 Street address (after sale) City State ZIP 618-407-4540 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

JORDAN ZABEL

Buyer's or trustee's name Buyer's trust number (if applicable - not an SSN or FEIN) 2720 STEPPIG RD COLUMBIA IL 62236-4100 Street address (after sale) City State ZIP 314-740-8700 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:

JORDAN ZABEL 2720 STEPPIG RD COLUMBIA IL 62236-4100 Name or company Street address City State ZIP USA Country

Preparer Information

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



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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:** 20240606724192

**Status:** Assessor Review

**Documnet No.:** 433499

**Recording Date:** 6/14/2024

**State/County Stamp:** 1-920-277-808

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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
MEGHAN DELANEY	2720 STEPPIG ROAD	COLUMBIA	IL	622360000	3147408700	USA



Declaration ID: 20240606739311  
 Status: Assessor Review  
 Document No.: 433678  
 Recording Date: 6/28/2024

State/County Stamp: 0-139-141-936



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 9321 COACH STOP ROAD  
 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>04-35-200-005-000</u>	<u>3.67</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/26/2024  
 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: \_\_\_\_\_  
 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>450,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606739311

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Document No.: 433678

Recording Date: 6/28/2024

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			450,000.00
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			450,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			900.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			450.00
20	County tax stamps — multiply Line 18 by 0.25.	20			225.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			675.00

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

THE TRACT AS CONVEYED TO THOMAS E. PAUTLER IN DEED RECORD 152 AT PAGE 654 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS AND THE WEST LINE OF ILLINOIS STATE ROUTE 3 (60 FEET WIDE); THENCE NORTHEASTERLY ALONG SAID WEST LINE OF ROUTE 3, 160 FEET FOR A POINT OF BEGINNING OR HEREIN DESCRIBED TRACT; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 96 DEG. 05', 173 FEET; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 88 DEG. 03', 144 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 79 DEG. 35', 205 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 97 DEG. 24', 504.21 FEET; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 82 DEG. 36', 432.52 FEET TO SAID WEST LINE OF ROUTE 3; THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF ROUTE 3 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7,669.8 FEET AN ARC DISTANCE OF 253.93 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG SAID TANGENT, 102.24 FEET TO THE POINT OF BEGINNING.

ALSO, THAT TRACT AS CONVEYED TO THOMAS E. PAUTLER, IN DEED RECORDED AS DOCUMENT NO. 375089 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, DESCRIBED AS:

PART OF A TRACT OF LAND CONVEYED TO HOPE CHRISTIAN CHURCH BY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AS DOCUMENT NO. 307393, BEING PART OF TAX LOT 2A IN THE FRACTIONAL NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THOMAS E. PAUTLER BY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF DEEDS 152 ON PAGE 654; THENCE AT AN ASSUMED BEARING OF NORTH 07 DEG. 15'28" EAST, ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID PAUTLER TRACT, A DISTANCE OF 81.77 FEET TO AN IRON PIN SET WHICH LIES 85.00 FEET, MEASURED AT RIGHT ANGLES, SOUTHERLY OF THE NORTHERLY LINE OF SAID HOPE CHRISTIAN CHURCH TRACT; THENCE SOUTH 82 DEG. 33'53" EAST, PARALLEL TO THE NORTHERLY LINE OF SAID HOPE CHRISTIAN CHURCH TRACT, A DISTANCE OF 425.07 FEET TO AN IRON PIN SET ON THE EAST LINE OF SAID HOPE CHRISTIAN CHURCH TRACT, ALSO BEING THE WEST LINE OF FAP ROUTE 312; THENCE SOUTH 14 DEG. 00'50" WEST, ALONG THE EAST LINE OF SAID HOPE CHRISTIAN CHURCH TRACT, ALSO BEING THE WEST LINE OF FAP ROUTE 312, A DISTANCE OF 65.76 FEET TO AN IRON PIN FOUND WHICH MARKS THE POINT OF INTERSECTION OF THE WEST LINE OF FAP ROUTE 312 WITH THE NORTH LINE OF SAID PAUTLER TRACT; THENCE NORTH 84 DEG. 49'19" WEST, ALONG THE NORTH LINE OF SAID PAUTLER TRACT, A DISTANCE OF 417.61 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, IN DEED RECORD 177 AT PAGE 762 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35; THENCE WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER NORTH 89 DEGREES 06 MINUTES 28 SECONDS WEST, 1,262.98 FEET TO THE FA ROUTE 312 (MARKED ILLINOIS ROUTE 3) CENTERLINE; THENCE WITH SAID HIGHWAY CENTERLINE, NORTH 14 DEGREES 26 MINUTES 36 SECONDS EAST, 357.14 FEET; THENCE LEAVING SAID HIGHWAY CENTERLINE, NORTH 75 DEGREES 33 MINUTES 24 SECONDS WEST, 138.82 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF FA ROUTE 312 AND TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE NORTH 09 DEGREES 19 MINUTES 50 SECONDS EAST, 125.50 FEET; THENCE NORTH 13 DEGREES 59 MINUTES 43 SECONDS EAST, 24.73 FEET TO THE NORTHERLY LINE OF THE GRANTOR; THENCE SOUTH 85 DEGREES 04 MINUTES 25 SECONDS EAST, 15.01 FEET ALONG SAID NORTHERLY LINE OF THE GRANTOR; THENCE ALONG SAID EXISTING RIGHT OF WAY LINE 152.25 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 7,669.44



Declaration ID: 20240606739311

Status: Assessor Review

State/County Stamp: 0-139-141-936

Document No.: 433678

Recording Date: 6/28/2024

FEET, THE CHORD OF WHICH BEARS SOUTH 15 DEGREES 44 MINUTES 04 SECONDS WEST, 152.25 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT TRACT AS CONVEYED TO HOPE CHRISTIAN CHURCH, COLUMBIA, IL, IN DEED RECORDED AS DOCUMENT NO. 375086 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, DESCRIBED AS:

PART OF A TRACT OF LAND CONVEYED TO THOMAS E. PAUTLER BY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF DEEDS 152 ON PAGE 654, BEING PART OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON PIN FOUND WHICH MARKS THE SOUTHWEST CORNER OF SAID PAUTLER TRACT; THENCE AT AN ASSUMED BEARING OF NORTH 07 DEGREES 15'28" EAST, ALONG THE WEST LINE OF SAID PAUTLER TRACT, A DISTANCE OF 174.38 FEET TO AN IRON PIN SET; THENCE SOUTH 81 DEGREES 36'43" EAST, A DISTANCE OF 210.13 FEET TO AN IRON PIN FOUND WHICH MARKS THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MIDWAY MOTOR SALES COMPANY, LLC, BY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AS DOCUMENT NO. 293813; THENCE SOUTH 09 DEGREES 57'53" WEST, ALONG THE WEST LINE OF SAID MIDWAY MOTOR SALES COMPANY, LLC TRACT, A DISTANCE OF 144.00 FEET TO THE SOUTHWEST CORNER OF SAID MIDWAY MOTOR SALES COMPANY, LLC TRACT; ALSO BEING THE SOUTHEAST CORNER OF SAID PAUTLER TRACT; THENCE 89 DEGREES 51'30" WEST, ALONG THE SOUTH LINE OF SAID PAUTLER TRACT, A DISTANCE OF 205.00 FEET 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

JAMES L. PEPPER

Seller's or trustee's name

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

7383 UNIVERSAL BLVD UNIT 509

Street address (after sale)

ORLANDO

City

FL

State

32819-8322

ZIP

618-304-1259

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

JAG, INC

Buyer's or trustee's name

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

111 N MAIN ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-1701

ZIP

618-281-2900

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:

JAG, INC

Name or company

111 N MAIN ST

Street address

COLUMBIA

City

IL

State

62236-1701

ZIP





**Declaration ID:** 20240606739311  
**Status:** Assessor Review  
**Document No.:** 433678  
**Recording Date:** 6/28/2024

**State/County Stamp:** 0-139-141-936

**Preparer Information**

Preparer and company name		USA	Escrow number (if applicable)	
ASHLEY EVANS - ACCENT TITLE INC		Country	0524-2372	
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

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: 20240606726898  
 Status: Assessor Review  
 Document No.: 433553  
 Recording Date: 6/19/2024

State/County Stamp: 0-037-698-864



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 101 W WOODLAND RIDGE  
 Street address of property (or 911 address, if available)

VALMEYER 62295-0000  
 City or village ZIP

T2S 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>06-35-449-248-000</u>	<u>.31</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/17/2024  
 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 <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: \_\_\_\_\_

<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	31,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20240606726898

Status: Assessor Review

Document No.: 433553

Recording Date: 6/19/2024

State/County Stamp: 0-037-698-864

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			31,500.00
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	X	b	k m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			0.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			0.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			0.00
20 County tax stamps — multiply Line 18 by 0.25.	20			0.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			0.00

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

LOT 248 OF THE NEW VALMEYER - PHASE 4 AS SHOWN ON PLAT RECORDED AUGUST 25, 1994, AS DOCUMENT NO. 194646 IN PLAT ENVELOPE 2-13A 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**

ST. MARY CATHOLIC CHURCH

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

101 S MEYER AVE \_\_\_\_\_ VALMEYER \_\_\_\_\_ IL \_\_\_\_\_ 62295-3124  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-935-2727 \_\_\_\_\_ 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**

QUANTUM HOMES, INC.

Buyer's or trustee's name \_\_\_\_\_ Buyer'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 \_\_\_\_\_  
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:**

QUANTUM HOMES, INC. \_\_\_\_\_ 808 S MAIN ST STE E \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2499  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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

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



Declaration ID: 20240606726898

Status: Assessor Review

Document No.: 433553

Recording Date: 6/19/2024

State/County Stamp: 0-037-698-864

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: 20240606732545  
 Status: Assessor Review  
 Document No.: 433709  
 Recording Date: 6/28/2024

State/County Stamp: 0-472-589-104



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 109 E WOODLAND RIDGE  
 Street address of property (or 911 address, if available)

VALMEYER 62295-0000  
 City or village ZIP

T2S 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>06-35-449-251-000</u>	<u>.25</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/28/2024  
 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: \_\_\_\_\_

<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>190,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240606732545

Status: Assessor Review

Document No.: 433709

Recording Date: 6/28/2024

State/County Stamp: 0-472-589-104

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			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 251 OF THE NEW VALMEYER - PHASE 4 AS SHOWN ON PLAT RECORDED AUGUST 25, 1994, AS DOCUMENT NO. 194646 IN PLAT ENVELOPE 2-13A 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**

KYLE L. DUFFY

Seller's or trustee's name

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

109 BIG TREE LN

Street address (after sale)

VALMEYER

City

IL

State

62295-3030

ZIP

618-792-7075

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**

JOAN D. BADE

Buyer's or trustee's name

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

109 E WOODLAND RDG

Street address (after sale)

VALMEYER

City

IL

State

62295-3211

ZIP

618-713-4031

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:**

JOAN D. BADE

Name or company

109 E WOODLAND RDG

Street address

VALMEYER

City

IL

State

62295-3211

ZIP

USA

Country

**Preparer Information**

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



Declaration ID: 20240606732545

Status: Assessor Review

Document No.: 433709

Recording Date: 6/28/2024

State/County Stamp: 0-472-589-104

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: 20240606728984  
 Status: Assessor Review  
 Document No.: 433504  
 Recording Date: 6/17/2024

State/County Stamp: 0-191-913-264



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 7717 BRIAR CREEK 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>07-16-433-013-000</u>	<u>1.01</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/13/2024  
 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: \_\_\_\_\_  
 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>625,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20240606728984

Status: Assessor Review

Document No.: 433504

Recording Date: 6/17/2024

State/County Stamp: 0-191-913-264

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			625,000.00
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			625,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,250.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			625.00
20	County tax stamps — multiply Line 18 by 0.25.	20			312.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			937.50

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

LOT 13 OF "BRIARWOOD ESTATES SUBDIVISION", BEING A SUBDIVISION OF PART OF TAX LOTS NO. 9A AND NO. 17 OF SECTION 16 AND PARTS OF TAX LOT 9 AND SW 1/4, SW 1/4 BOTH OF SECTION 15, T2S, R10W, OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS PER PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, ON NOVEMBER 19, 2002, AS DOCUMENT NO. 266423, IN PLAT ENVELOPE 2-158A.

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**

BRANDON M. GRAY

Seller's or trustee's name

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

719 HARTMAN LN

Street address (after sale)

WATERLOO

City

IL

State

62298-1862

ZIP

618-972-4606

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**

JAMES KNYSAK, JR.

Buyer's or trustee's name

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

7717 BRIAR CREEK LN

Street address (after sale)

WATERLOO

City

IL

State

62298-5238

ZIP

312-914-3824

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:**

JAMES KNYSAK, JR.

Name or company

7717 BRIAR CREEK LN

Street address

WATERLOO

City

IL

State

62298-5238

ZIP





Declaration ID: 20240606728984

Status: Assessor Review

Document No.: 433504

Recording Date: 6/17/2024

State/County Stamp: 0-191-913-264

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0424-2182

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:** 20240606728984

**Status:** Assessor Review

**Documnet No.:** 433504

**Recording Date:** 6/17/2024

**State/County Stamp:** 0-191-913-264

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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>
ROBIN L. GRAY	719 HARTMAN LN	WATERLOO	IL	622980000	6184447551	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 KNYSAK	7717 BRIAR CREEK LN	WATERLOO	IL	622980000	3174310623	USA



Declaration ID: 20240606727348  
 Status: Assessor Review  
 Document No.: 433481  
 Recording Date: 6/13/2024

State/County Stamp: 0-288-419-120



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

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

1 2711 HH 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

<u>07-18-200-016-000</u>	<u>10.35</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/12/2024  
 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	_____	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>585,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240606727348

Status: Assessor Review

State/County Stamp: 0-288-419-120

Document No.: 433481

Recording Date: 6/13/2024

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			585,000.00
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			585,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,170.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			585.00
20	County tax stamps — multiply Line 18 by 0.25.	20			292.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			877.50

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

PART OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 18, T2S AND R10W OF THE 3RD P.M. MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 1806.64 FEET, THENCE NORTH 05 DEGREES 34 MINUTES 51 SECONDS WEST, A DISTANCE OF 25.90 FEET, TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 05 DEGREES 34 MINUTES 51 SECONDS WEST, A DISTANCE OF 1157.02 FEET TO THE CENTERLINE OF D ROAD; THENCE NORTH 72 DEGREES 03 MINUTES 07 SECONDS EAST, ALONG THE CHORD OF A CURVE OF THE CENTERLINE TO THE LEFT, HAVING A RADIUS OF 787.72 FEET, CHORD DISTANCE OF 145.44 FEET; THENCE NORTH 66 DEGREES 45 MINUTES 18 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 105.09 FEET, THENCE SOUTH 22 DEGREES 49 MINUTES 25 SECONDS EAST, A DISTANCE OF 879.71 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 15 SECONDS WEST, A DISTANCE OF 227.09 FEET, TO THE CENTERLINE OF HH ROAD; THENCE SOUTH 64 DEGREES 09 MINUTES 02 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 214.84 FEET; THENCE SOUTH 73 DEGREES 22 MINUTES 40 SECONDS WEST ALONG A CURVE OF SAID CENTERLINE TO THE RIGHT, HAVING A RADIUS OF 877.16 FEET, A CHORD DISTANCE OF 281.31 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**

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

13208 WEATHERFIELD DR  
 Street address (after sale) \_\_\_\_\_ SAINT LOUIS MO 63146-3674  
 City State ZIP

314-956-0807  
 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**

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

2711 HH RD  
 Street address (after sale) \_\_\_\_\_ WATERLOO IL 62298-4835  
 City State ZIP

618-281-7474  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA  
 Country



Declaration ID: 20240606727348

Status: Assessor Review

Document No.: 433481

Recording Date: 6/13/2024

State/County Stamp: 0-288-419-120

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:

SHANNON K. MAXEDON 2711 HH RD WATERLOO IL 62298-4835
Name or company Street address City State ZIP

USA
Country

Preparer Information

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

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:** 20240606727348

**Status:** Assessor Review

**Document No.:** 433481

**Recording Date:** 6/13/2024

**State/County Stamp:** 0-288-419-120

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Declaration ID: 20240606732154  
 Status: Assessor Review  
 Document No.: 433590  
 Recording Date: 6/24/2024

State/County Stamp: 0-756-745-008



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

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

1 973 GALL 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  
 07-23-100-007-000 5.31 Acres No  
 Primary PIN Lot size or acreage Unit Split Parcel  
 4 Date of instrument: 6/21/2024  
 Date  
 5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed X Trustee deed  
Beneficial interest Other (specify):

6 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  
 a X X 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 X 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>127,500.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240606732154

Status: Assessor Review

Document No.: 433590

Recording Date: 6/24/2024

State/County Stamp: 0-756-745-008

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			127,500.00
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			127,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			255.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			127.50
20 County tax stamps — multiply Line 18 by 0.25.	20			63.75
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			191.25

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

PART OF TAX LOT 3-A OF SECTION 23, T. 2 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 39, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD RAILROAD SPIKE IN THE CENTERLINE OF GALL ROAD (40' WIDE), SAID SPIKE BEING THE SOUTHWEST CORNER OF SAID TAX LOT 3-A; THENCE NORTH 40 DEGREES 58 MINUTES 49 SECONDS WEST, ALONG THE CENTERLINE OF GALL ROAD, SAID CENTERLINE BEING THE WESTERLY LINE OF SAID TAX LOT 3-A, A DISTANCE OF 346.00 FEET TO A RAILROAD SPIKE; THENCE NORTH 34 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 220.33 FEET TO AN IRON BAR; THENCE NORTH 84 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 472.02 FEET TO AN IRON BAR; THENCE SOUTH 2 DEGREES 01 MINUTE 59 SECONDS EAST, A DISTANCE OF 480.15 FEET TO AN IRON BAR WHICH LIES ON THE SOUTH LINE OF SAID TAX LOT 3-A; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE OF TAX LOT 3-A, A DISTANCE OF 383.00 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**

KEVIN J. WEISSERT REVOCABLE LIVING TRUST DATED JULY 10, 2018

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

826 ROBERT DR \_\_\_\_\_ MARYVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62062-5798  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-980-8144 \_\_\_\_\_ 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**

G. PHILIP AND VIRGINIA A. MAXEY

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

1027 GALL RD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2229  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-939-7083 \_\_\_\_\_ 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.





Declaration ID: 20240606732154

Status: Assessor Review

Document No.: 433590

Recording Date: 6/24/2024

State/County Stamp: 0-756-745-008

Mail tax bill to:

G. PHILIP AND VIRGINIA A. MAXEY 1027 GALL RD WATERLOO IL 62298-2229
Name or company Street address City State ZIP

Preparer Information

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

Preparer and company name 231 S MAIN ST Street address closings@monroecountytitle.com Preparer's email address (if available)
Preparer's file number (if applicable) WATERLOO City 618-939-8292 Preparer's daytime phone
Escrow number (if applicable) IL 62298-1325 State 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:** 20240606732154

**Status:** Assessor Review

**Document No.:** 433590

**Recording Date:** 6/24/2024

**State/County Stamp:** 0-756-745-008

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Declaration ID: 20240506715487  
 Status: Assessor Review  
 Document No.: 433427  
 Recording Date: 6/7/2024

State/County Stamp: 1-003-638-064



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 412 MONROE 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

07-24-383-013-000

.23

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 6/6/2024

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 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 **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 11 192,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20240506715487

Status: Assessor Review

Document No.: 433427

Recording Date: 6/7/2024

State/County Stamp: 1-003-638-064

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			192,000.00
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			192,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			384.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			192.00
20 County tax stamps — multiply Line 18 by 0.25.	20			96.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			288.00

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

THE WESTERLY ONE-HALF (1/2) OF LOT NO. THIRTY (30) IN PAUTLER HEIGHTS NO. TWO (2) IN SURVEY 640, CLAIM NO. 562, TOWNSHIP TWO (2) SOUTH, RANGE TEN (10) WEST OF THE 3RD P.M., AS SHOWN BY PLAT OF MONROE COUNTY, ILLINOIS, IN PLAT BOOK "A", PAGE 143, CITY OF WATERLOO, COUNTY OF MONROE, 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**

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

1323 SUMMERFIELD WATERLOO IL 62298-2873  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-357-2178  
 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**

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

412 MONROE ST WATERLOO IL 62298-1120  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-623-6601  
 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:**

BRENDON GARWOOD 412 MONROE ST WATERLOO IL 62298-1120  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20240506715487

Status: Assessor Review

Document No.: 433427

Recording Date: 6/7/2024

State/County Stamp: 1-003-638-064

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: 20240606720638  
 Status: Assessor Review  
 Document No.: 433406  
 Recording Date: 6/6/2024

State/County Stamp: 1-218-186-544



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 609 N MARKET 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

07-24-404-029-000

50x302.78

Dimensions

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 6/4/2024

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   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	65,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20240606720638

Status: Assessor Review

Document No.: 433406

Recording Date: 6/6/2024

State/County Stamp: 1-218-186-544

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			65,000.00
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			65,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			130.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			65.00
20 County tax stamps — multiply Line 18 by 0.25.	20			32.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			97.50

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

BEGINNING AT A POINT ONE HUNDRED AND NINETY-NINE (199) FEET NORTH OF A POINT ON THE EAST BOUNDARY OF CLAIM NO. 652 SURVEY NO. 640 IMMEDIATELY OPPOSITE THE NORTH SIDE OF THE LAND (ROAD) LEADING FROM WATERLOO AND FROM WHERE DAVID NOWLIN DID RESIDE TO ENOCK MOORE, SR., WHERE SET A STONE (BEING ALSO THE SOUTHEAST CORNER OF SAID LOT NO. SIX (6) AS SHOWN BY THE SURVEYOR'S OFFICIAL PLAT RECORD -A- ON PAGE 115; THENCE NORTH FIFTY FEET FOR A BEGINNING CORNER; THENCE WEST FOUR (4) CHAINS AND EIGHTY-THREE (83) LINKS PARALLEL WITH THE SOUTH LINE OF SAID TAX LOT NO. SIX (6); THENCE NORTH ALONG THE WEST LINE OF TAX LOT NO. TWO (2) AS SHOWN BY SURVEYOR'S OFFICIAL PLAT RECORD -A- PAGE 115, FIFTY (50) FEET; THENCE EAST FOUR (4) CHAINS AND EIGHTY-THREE (83) LINKS PARALLEL WITH THE SOUTH LINE OF SAID TAX LOT NO. SIX (6); THENCE SOUTH FIFTY (50) FEET TO THE PLACE OF BEGINNING, BEING PART OF TAX LOT NO. TWO (2) IN SAID SURVEY NO. 640 AND CLAIM NO. 652, T. 2 S., R. 10 W. OF 3RD P.M.; HOWEVER, EXCEPTING A STRIP SIXTEEN (16) FEET WIDE OFF OF THE WEST SIDE OF SAID ABOVE DESCRIBED TRACT TO BE USED FOR ALLEY PURPOSES BY THE PUBLIC WHEN NEEDED;

THE TRACT HEREBY CONVEYED BEING ALSO KNOWN AND DESCRIBED AS TAX LOT 2-B OF SURVEY 640, CLAIM 652, T. 2 S., R. 10 W. OF THE 3RD P.M., AS SHOWN BY PAGE 115 OF SURVEYOR'S OFFICIAL PLAT RECORD -A- OF MONROE COUNTY, ILLINOIS RECORDS.

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**

GROVES INVESTMENT CO.

Seller's or trustee's name

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

113 N MAIN ST  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1202  
ZIP

618-407-7989  
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**

JORDYN GROVES

Buyer's or trustee's name

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

609 N MARKET ST  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1013  
ZIP



Declaration ID: 20240606720638

Status: Assessor Review

Document No.: 433406

Recording Date: 6/6/2024

State/County Stamp: 1-218-186-544

618-340-0939

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:

JORDYN GROVES

Name or company

609 N MARKET ST

Street address

WATERLOO

City

IL

State

62298-1013

ZIP

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC

Preparer and company name

Preparer's file number (if applicable)

0524-2306

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 _____ Buildings _____ 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:** 20240606720638

**Status:** Assessor Review

**Document No.:** 433406

**Recording Date:** 6/6/2024

**State/County Stamp:** 1-218-186-544

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**Declaration ID:** 20240606720638

**Status:** Assessor Review

**Documnet No.:** 433406

**Recording Date:** 6/6/2024

**State/County Stamp:** 1-218-186-544

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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
BENJAMIN MAURER	609 N MARKET ST	WATERLOO	IL	622980000	9493378922	USA



Declaration ID: 20240606729423  
 Status: Assessor Review  
 Document No.: 433500  
 Recording Date: 6/14/2024

State/County Stamp: 1-315-904-816



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

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

1 202 COLUMBIA 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

07-24-449-029-000

49 x 125

Dimensions

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 6/14/2024

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 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 **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	600.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	11,070.00

**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: 20240606729423

Status: Assessor Review

Document No.: 433500

Recording Date: 6/14/2024

State/County Stamp: 1-315-904-816

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			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 NO. THREE (3) IN BLOCK NO. EIGHT (8) IN PAUTLER HEIGHTS NO. ONE (1) IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT RECORD "A" ON PAGE 194, NOW IN PLAT ENVELOPE 46-B. EXCEPTING THEREFROM A STRIP OF LAND ONE (1) FOOT IN WIDTH OFF OF THE WEST SIDE OF LOT THREE (3) IN BLOCK NO. EIGHT (2) IN PAUTLER HEIGHTS NO. ONE (1) IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT RECORD "A" ON PAGE 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**

JASON E. EMBRICH, TRUSTEE OF THE JASON E. EMBRICH FAMILY DECLARATION OF TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
10702 LEVEE RD	COLUMBIA	IL	62236-3712
Street address (after sale)	City	State	ZIP
618-363-8342	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**

AUSTIN CRIMM

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
202 COUMBIA AVENUE	WATERLOO	IL	62298-0000
Street address (after sale)	City	State	ZIP
618-719-6493	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:**

AUSTIN CRIMM	202 COUMBIA AVENUE	WATERLOO	IL	62298-0000
Name or company	Street address	City	State	ZIP



**Declaration ID:** 20240606729423  
**Status:** Assessor Review  
**Document No.:** 433500  
**Recording Date:** 6/14/2024

**State/County Stamp:** 1-315-904-816

**Preparer Information**

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>	
<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: 20240506714041  
 Status: Assessor Review  
 Document No.: 433371  
 Recording Date: 6/5/2024

State/County Stamp: 0-194-770-224



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 257 N 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>07-24-449-041-000</u>	<u>.27</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/3/2024  
 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	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>200,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240506714041

Status: Assessor Review

State/County Stamp: 0-194-770-224

Document No.: 433371

Recording Date: 6/5/2024

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>200,000.00</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, 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>200,000.00</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>400.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>200.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>100.00</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>300.00</u>

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

TAX LOTS NUMBERED TWELVE (12) AND THIRTEEN (13) IN PETERSTOWN IN THE TOWN, NOW CITY, OF WATERLOO, MONROE COUNTY AND STATE OF ILLINOIS, AS SHOWN BY THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS ON PAGE TWO (2) IN THE COUNTY SURVEYOR'S OFFICE OF MONROE COUNTY 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**

TS13 PROPERTIES LLC

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

4905 RED OAK DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3070  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-406-8564 \_\_\_\_\_ Phone extension \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ 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**

GARY A. MOORE, JR.

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

257 N MAIN ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1245  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-301-6364 \_\_\_\_\_ Phone extension \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ 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:**

GARY A. MOORE, JR. \_\_\_\_\_ 257 N MAIN ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1245  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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



Declaration ID: 20240506714041

Status: Assessor Review

Document No.: 433371

Recording Date: 6/5/2024

State/County Stamp: 0-194-770-224

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:** 20240506714041

**Status:** Assessor Review

**Documnet No.:** 433371

**Recording Date:** 6/5/2024

**State/County Stamp:** 0-194-770-224

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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
JAIME M. WRINKLE	300 PARK STREET, APT C	WATERLOO	IL	622980000	6183403959	USA



Declaration ID: 20240606727995  
 Status: Assessor Review  
 Document No.: 433507  
 Recording Date: 6/17/2024

State/County Stamp: 2-143-706-416



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 413 WATERTOWER 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

07-25-283-012-000	.13	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/14/2024  
 Date

5 Type of instrument (Mark with an "X."):      Warranty deed  
     Quit claim deed   X   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	
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: \_\_\_\_\_  
 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   X   Homestead exemptions on most recent tax bill:

1 General/Alternative	8,000.00
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	131,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20240606727995

Status: Assessor Review

Document No.: 433507

Recording Date: 6/17/2024

State/County Stamp: 2-143-706-416

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			131,000.00
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			131,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			262.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			131.00
20	County tax stamps — multiply Line 18 by 0.25.	20			65.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			196.50

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

BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF SOUTH OUTLOTS IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; THENCE EAST 118 FEET 6 INCHES TO AN IRON PIN ON THE NORTH LINE OF SAID LOT 5; THENCE SOUTHERLY 106 FEET 6 INCHES TO AN IRON PIN ON THE SOUTH LINE OF LOT 4 OF SAID SOUTH OUTLOTS; THENCE WEST 47 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY 49 FEET 9 INCHES TO AN IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE WEST 63 FEET 6 INCHES TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTHERLY 50 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF LOTS 4 AND 5 OF SOUTH OUTLOTS IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS;

EXCEPTING THEREFROM, THAT PART THEREOF HERETOFORE CONVEYED TO LEWIS W. LICH AND LORENA LICH, HIS WIFE, AS JOINT TENANTS, BY WARRANTY DEED DATED APRIL 2ND, 1957 AN RECORDED IN DEED RECORD 80 ON PAGE 356 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, WHICH EXCEPTED PIECE IS DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF TAX LOT 4-B OF SOUTH OUTLOTS IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; THENCE NORTH 4 DEGREES 30 MINUTES WEST 53.3 FEET, ALONG THE EASTERLY LINE OF SAID TAX LOT 4-B TO A POST; THENCE SOUTH 82 DEGREES WEST 50.4 FEET TO AN IRON PIN ON THE WESTERLY LINE OF SAID TAX LOT 4-B; THENCE SOUTH 9 DEGREES EAST 49.7 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID TAX LOT 4-B; THENCE EAST 47 FEET, ALONG THE SOUTH LINE OF SAID TAX LOT 4-B TO THE PLACE OF BEGINNING, AND BEING PART OF TAX LOT 4-B OF SOUTH OUTLOTS IN THE CITY OF WATERLOO, 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**

ESTATE OF SONJA K. STOCKEL

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
542 S MAIN ST	WATERLOO	IL	62298-1444
Street address (after sale)	City	State	ZIP
618-340-9242	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**

JOSHUA D. & HOLLY A. RAY

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
5624 WINDING PATH LN	WATERLOO	IL	62298-3553
Street address (after sale)	City	State	ZIP



Declaration ID: 20240606727995

Status: Assessor Review

Document No.: 433507

Recording Date: 6/17/2024

State/County Stamp: 2-143-706-416

618-407-2171

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:

JOSHUA D. & HOLLY A. RAY

Name or company

5624 WINDING PATH LN

Street address

WATERLOO

City

IL

State

62298-3553

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

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:** 20240606727995

**Status:** Assessor Review

**Document No.:** 433507

**Recording Date:** 6/17/2024

**State/County Stamp:** 2-143-706-416

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Declaration ID: 20240606721041  
 Status: Assessor Review  
 Document No.: 433448  
 Recording Date: 6/10/2024

State/County Stamp: 1-550-527-792



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 500 S CHURCH 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

07-25-433-004-000

.24

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 6/7/2024  
Date

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

X Quit claim deed      Executor deed      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           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 **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      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 11 130,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20240606721041

Status: Assessor Review

Document No.: 433448

Recording Date: 6/10/2024

State/County Stamp: 1-550-527-792

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			130,000.00
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			130,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			260.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			130.00
20 County tax stamps — multiply Line 18 by 0.25.	20			65.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			195.00

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

LOT NO. NINE (9) IN BLOCK NO. SIX (6) OF ROSE AND O'MELVENY'S ADDITION TO THE TOWN (NOW CITY) OF WATERLOO, IN MONROE COUNTY AND STATE OF ILLINOIS, FOUND IN ENVELOPE 2-347B IN THE RECORDER'S OFFICE OF MONROE COUNTY.

**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**

MAGDALEN BIFFAR-SABO

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

318 W MAIN ST \_\_\_\_\_ OAKDALE \_\_\_\_\_ IL \_\_\_\_\_ 62268-2612  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-795-4437 \_\_\_\_\_ 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**

GERI HORN

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

500 S CHURCH ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1429  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-340-5797 \_\_\_\_\_ 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:**

GERI HORN \_\_\_\_\_ 500 S CHURCH ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1429  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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

**Preparer Information**

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



Declaration ID: 20240606721041

Status: Assessor Review

Document No.: 433448

Recording Date: 6/10/2024

State/County Stamp: 1-550-527-792

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: 20240606732280  
 Status: Assessor Review  
 Document No.: 433617  
 Recording Date: 6/25/2024

State/County Stamp: 2-074-313-520



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1021 OAK CREEK 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>07-26-265-071-000</u>	<u>.29</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/24/2024  
 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> | 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): <u>  </u>                             |
| i       | <u>  </u> | Industrial building                                                  |
| j       | <u>  </u> | Farm                                                                 |
| 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 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>360,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606732280

Status: Assessor Review

State/County Stamp: 2-074-313-520

Document No.: 433617

Recording Date: 6/25/2024

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			360,000.00
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 <input type="checkbox"/>
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			360,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			720.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			360.00
20 County tax stamps — multiply Line 18 by 0.25.	20			180.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			540.00

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

LOT 71 OF "FINAL PLAT FOR CREEKSIDE ESTATES, PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 ALL OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT ENVELOPE "2-230B", 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**

ROGER W. PIEPER TRUST DATED FEBRUARY 12, 2018

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
4648 BURKSHIRE LN	WATERLOO	IL	62298-3724
Street address (after sale)	City	State	ZIP
618-458-6846	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**

JOSHUA A. AND RACHEL MORRIS

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
1021 OAK CREEK LN	WATERLOO	IL	62298-2880
Street address (after sale)	City	State	ZIP
618-551-5075	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:**

JOSHUA A. AND RACHEL MORRIS	1021 OAK CREEK LN	WATERLOO	IL	62298-2880
Name or company	Street address	City	State	ZIP

**Preparer Information**

USA
Country



Declaration ID: 20240606732280

Status: Assessor Review

Document No.: 433617

Recording Date: 6/25/2024

State/County Stamp: 2-074-313-520

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: 20240506715426  
 Status: Assessor Review  
 Document No.: 433425  
 Recording Date: 6/7/2024

State/County Stamp: 0-174-951-728



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1112 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>07-35-265-033-000</u>	<u>.21</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/3/2024  
 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 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: <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 type="checkbox"/>	<input 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>60,130.00</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>300,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240506715426

Status: Assessor Review

Document No.: 433425

Recording Date: 6/7/2024

State/County Stamp: 0-174-951-728

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			300,000.00
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			300,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			600.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			300.00
20 County tax stamps — multiply Line 18 by 0.25.	20			150.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			450.00

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

LOT 33 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**

JOSHUA L. COLLMAN

Seller's or trustee's name

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

400 HAYDEN DR

Street address (after sale)

WATERLOO

City

IL

State

62298-1094

ZIP

618-340-9795

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**

BRIAN DAVID HUNTER

Buyer's or trustee's name

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

1112 OAKWOOD LN

Street address (after sale)

WATERLOO

City

IL

State

62298-2793

ZIP

618-979-9175

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:**

BRIAN DAVID HUNTER

Name or company

1112 OAKWOOD LN

Street address

WATERLOO

City

IL

State

62298-2793

ZIP

USA

Country



Declaration ID: 20240506715426

Status: Assessor Review

Document No.: 433425

Recording Date: 6/7/2024

State/County Stamp: 0-174-951-728

**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:** 20240506715426

**Status:** Assessor Review

**Documnet No.:** 433425

**Recording Date:** 6/7/2024

**State/County Stamp:** 0-174-951-728

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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
SHERRIE NICHOLE BOTSFORD	1112 OAKWOOD LANE	WATERLOO	IL	622980000	6180000000	USA



Declaration ID: 20240606732362  
 Status: Assessor Review  
 Document No.: 433619  
 Recording Date: 6/25/2024

State/County Stamp: 1-201-898-288



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1206 CASTLE GREEN 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>08-17-101-045-000</u>	<u>.28</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/24/2024  
 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: \_\_\_\_\_  
 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>325,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20240606732362

Status: Assessor Review

Document No.: 433619

Recording Date: 6/25/2024

State/County Stamp: 1-201-898-288

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			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 45 OF THE FINAL PLAT FOR COUNTRY CLUB HILLS PHASE 1; BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED AUGUST 23, 2006, IN PLAT ENVELOPE 2-225A 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**

JOSHUA AND MIRANDA L. GRAY

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

34332 GOTTER RD \_\_\_\_\_ BRIGHTON \_\_\_\_\_ IL \_\_\_\_\_ 62012-3607  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-944-2111 \_\_\_\_\_ 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**

ERIC AND JAYDEN RENNER

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

1206 CASTLE GREEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3356  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

785-533-1693 \_\_\_\_\_ 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:**

ERIC AND JAYDEN RENNER \_\_\_\_\_ 1206 CASTLE GREEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3356  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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

**Preparer Information**



Declaration ID: 20240606732362

Status: Assessor Review

Document No.: 433619

Recording Date: 6/25/2024

State/County Stamp: 1-201-898-288

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: 20240606725033  
 Status: Assessor Review  
 Document No.: 433528  
 Recording Date: 6/18/2024

State/County Stamp: 1-414-282-544



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 816 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>08-17-381-052-000</u>	<u>.23</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/17/2024  
 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>300,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606725033

Status: Assessor Review

Document No.: 433528

Recording Date: 6/18/2024

State/County Stamp: 1-414-282-544

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			300,000.00
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			300,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			600.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			300.00
20	County tax stamps — multiply Line 18 by 0.25.	20			150.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			450.00

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

LOT 52 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**

JARED L. HUCH

Seller's or trustee's name

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

425 HARTMANN LN  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1858  
ZIP

618-978-4779  
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**

JEFFREY A AND ANGIE L. DONJON

Buyer's or trustee's name

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

816 FOXGLOVE DR  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-3176  
ZIP

618-340-2327  
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:**

JEFFREY A AND ANGIE L. DONJON  
Name or company

816 FOXGLOVE DR  
Street address

WATERLOO  
City

IL  
State

62298-3176  
ZIP



Declaration ID: 20240606725033

Status: Assessor Review

Document No.: 433528

Recording Date: 6/18/2024

State/County Stamp: 1-414-282-544

Preparer Information

USA
Country

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

Preparer and company name: 231 S MAIN ST, closings@monroecountytitle.com
Preparer's file number (if applicable): WATERLOO
Escrow number (if applicable): IL 62298-1325
Preparer's email address (if available): 618-939-8292
Preparer's daytime phone: USA
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: 20240606724718  
 Status: Assessor Review  
 Document No.: 433516  
 Recording Date: 6/17/2024

State/County Stamp: 0-272-031-024



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 943 FORBS 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. 2

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

<u>08-17-382-109-000</u>	<u>.25</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/14/2024  
 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> Land/lot only	
b <input 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	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	116,600.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20240606724718

Status: Assessor Review

Document No.: 433516

Recording Date: 6/17/2024

State/County Stamp: 0-272-031-024

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>116,600.00</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>116,600.00</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>234.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>117.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>58.50</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>175.50</u>

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

PARCEL 1:

LOT 109 OF THE FINAL PLAT OF QUAIL RIDGE - PHASE IV, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17 OF TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 2021, AS DOCUMENT NO. 419851 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

PARCEL 2:

LOT 117 OF THE FINAL PLAT OF QUAIL RIDGE - PHASE IV, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17 OF TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 2021, AS DOCUMENT NO. 419851 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**

WALNUT INVESTMENT HOLDINGS, LLC

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

10243 FUESSER RD \_\_\_\_\_ MASCOUTAH \_\_\_\_\_ IL \_\_\_\_\_ 62258-2843  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-566-9114 \_\_\_\_\_ 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**

VOGT BUILDERS, INC.

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

136 WILLIAMSBURG LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-939-8016 \_\_\_\_\_ 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.



Declaration ID: 20240606724718

Status: Assessor Review

Document No.: 433516

Recording Date: 6/17/2024

State/County Stamp: 0-272-031-024

is true, correct, and complete.

Mail tax bill to:

VOGT BUILDERS, INC. 136 WILLIAMSBURG LN WATERLOO IL 62298-2000
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 231 S MAIN ST Street address
Preparer's file number (if applicable) WATERLOO City
Escrow number (if applicable) IL 62298-1325 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.
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:** 20240606724718

**Status:** Assessor Review

**Document No.:** 433516

**Recording Date:** 6/17/2024

**State/County Stamp:** 0-272-031-024

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**Declaration ID:** 20240606724718

**Status:** Assessor Review

**Document No.:** 433516

**Recording Date:** 6/17/2024

**State/County Stamp:** 0-272-031-024

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**Additional parcel identifying numbers and lot sizes or acreage**

<b>Property index number (PIN)</b>	<b>Lot size or acreage</b>	<b>Unit</b>	<b>Split Parcel?</b>
08-17-382-117-000	.58	Acres	No

**Personal Property Table**



Declaration ID: 20240606731953  
 Status: Assessor Review  
 Document No.: 433639  
 Recording Date: 6/26/2024

State/County Stamp: 1-810-678-576



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 907 CHRISTINA WAY  
 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. 2

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

<u>08-18-400-004-000</u>	<u>3.06</u>	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/20/2024  
 Date

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

6 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                                                                   |
| a <u>X</u>    | <u>X</u> Land/lot only                                                     |
| b <u>    </u> | <u>    </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      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>229,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606731953

Status: Assessor Review

Document No.: 433639

Recording Date: 6/26/2024

State/County Stamp: 1-810-678-576

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			229,000.00
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			229,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			458.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			229.00
20 County tax stamps — multiply Line 18 by 0.25.	20			114.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			343.50

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

LOT 92A OF REMLOK PHASE 5 FINAL PLAT, A RE-SUBDIVISION OF LOT 92, REMLOK PHASE 4, T. 2 S., R. 9 W., OF THE 3RD P.M., MONROE COUNTY, IL; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED JANUARY 23, 2024, AS DOCUMENT NO. 431848 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**

DENNIS R. BRAND TRUST DATED MAY 3, 2006

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
1187 N MOORE ST	WATERLOO	IL	62298-5409	
Street address (after sale)	City	State	ZIP	
618-939-7183	USA	Country		
Seller's daytime phone	Phone extension			

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**

GEORGE W. OBERNAGEL III

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
4 COUNTRY LAKES LN	WATERLOO	IL	62298-2900	
Street address (after sale)	City	State	ZIP	
618-791-3590	USA	Country		
Buyer's daytime phone	Phone extension			

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:**

GEORGE W. OBERNAGEL III	4 COUNTRY LAKES LN	WATERLOO	IL	62298-2900
Name or company	Street address	City	State	ZIP

**Preparer Information**

USA
Country



Declaration ID: 20240606731953

Status: Assessor Review

Document No.: 433639

Recording Date: 6/26/2024

State/County Stamp: 1-810-678-576

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:** 20240606731953

**Status:** Assessor Review

**Document No.:** 433639

**Recording Date:** 6/26/2024

**State/County Stamp:** 1-810-678-576

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**Additional parcel identifying numbers and lot sizes or acreage**

<b>Property index number (PIN)</b>	<b>Lot size or acreage</b>	<b>Unit</b>	<b>Split Parcel?</b>
08-18-449-092-000	3.06	Acres	Yes

**Personal Property Table**



**Declaration ID:** 20240606731953

**Status:** Assessor Review

**State/County Stamp:** 1-810-678-576

**Documnet No.:** 433639

**Recording Date:** 6/26/2024

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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>
VIRGINIA L. BRAND TRUST DATED MAY 3, 2006	1187 N MOORE STREET	WATERLOO	IL	622980000	6189397183	USA

### Additional Buyers Information



Declaration ID: 20240606731975  
 Status: Assessor Review  
 Document No.: 433635  
 Recording Date: 6/26/2024

State/County Stamp: 0-943-473-456



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 906 CHRISTINA WAY  
 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. 2

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

<u>08-18-400-004-000</u>	<u>3.05</u>	<u>Acres</u>	<u>Yes</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/20/2024  
 Date

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

6 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                                                                   |
| a <u>X</u>    | <u>X</u> Land/lot only                                                     |
| b <u>    </u> | <u>    </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      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>229,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>





Declaration ID: 20240606731975

Status: Assessor Review

Document No.: 433635

Recording Date: 6/26/2024

State/County Stamp: 0-943-473-456

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>229,000.00</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, 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>229,000.00</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>458.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>229.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>114.50</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>343.50</u>

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

LOT 92B OF REMLOK PHASE 5 FINAL PLAT, A RE-SUBDIVISION OF LOT 92, REMLOK PHASE 4, T. 2 S., R. 9 W., OF THE 3RD P.M., MONROE COUNTY, IL; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED JANUARY 23, 2024, AS DOCUMENT NO. 431848 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**

DENNIS R. BRAND TRUST DATED MAY 3, 2006

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
1187 N MOORE ST	WATERLOO	IL	62298-5409	
Street address (after sale)	City	State	ZIP	
618-939-7183	USA	Country		
Seller's daytime phone	Phone extension			

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**

REBECCA L. NOBBE REVOCABLE TRUST DATED AUGUST 8, 2014

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
307 SYCAMORE DR	WATERLOO	IL	62298-1737	
Street address (after sale)	City	State	ZIP	
618-779-4341	USA	Country		
Buyer's daytime phone	Phone extension			

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:**

REBECCA L. NOBBE REVOCABLE TRUST DATED AUGUST 8, 2014	307 SYCAMORE DR	WATERLOO	IL	62298-1737
Name or company	Street address	City	State	ZIP
		USA	Country	

**Preparer Information**



Declaration ID: 20240606731975

Status: Assessor Review

Document No.: 433635

Recording Date: 6/26/2024

State/County Stamp: 0-943-473-456

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:** 20240606731975

**Status:** Assessor Review

**Document No.:** 433635

**Recording Date:** 6/26/2024

**State/County Stamp:** 0-943-473-456

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**Additional parcel identifying numbers and lot sizes or acreage**

<b>Property index number (PIN)</b>	<b>Lot size or acreage</b>	<b>Unit</b>	<b>Split Parcel?</b>
08-18-449-092-000	3.05	Acres	Yes

**Personal Property Table**



**Declaration ID:** 20240606731975

**Status:** Assessor Review

**State/County Stamp:** 0-943-473-456

**Documnet No.:** 433635

**Recording Date:** 6/26/2024

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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>
VIRGINIA L. BRAND TRUST DATED MAY 3, 2006	1187 N MOORE STREET	WATERLOO	IL	622980000	6189397183	USA

### Additional Buyers Information



Declaration ID: 20240606726379  
 Status: Assessor Review  
 Document No.: 433633  
 Recording Date: 6/26/2024

State/County Stamp: 1-679-573-808



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 595 LEGACY 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>08-19-249-011-000</u>	<u>.51</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/24/2024  
 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      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>569,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606726379

Status: Assessor Review

Document No.: 433633

Recording Date: 6/26/2024

State/County Stamp: 1-679-573-808

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			569,000.00
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			569,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,138.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			569.00
20 County tax stamps — multiply Line 18 by 0.25.	20			284.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			853.50

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

LOT 11 OF LEGACY FIRST ADDITION FINAL PLAT, BEING A PART OF U.S. SURVEY 720, CLAIM 516, T. 2 S., R. 9 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED OCTOBER 4, 2021, AS DOCUMENT NO. 420112 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**

BT 1 ENTERPRISES LLC

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

17482 E ARNOLD RD \_\_\_\_\_ RICH HILL \_\_\_\_\_ MO \_\_\_\_\_ 64779-8304  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

660-424-3211 \_\_\_\_\_  
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**

JUSTIN AND JULIE SCHUTTE

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

595 LEGACY DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1791  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-372-7935 \_\_\_\_\_  
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:**

JUSTIN AND JULIE SCHUTTE \_\_\_\_\_ 595 LEGACY DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1791  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20240606726379

Status: Assessor Review

Document No.: 433633

Recording Date: 6/26/2024

State/County Stamp: 1-679-573-808

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: 20240506715386  
 Status: Assessor Review  
 Document No.: 433363  
 Recording Date: 6/4/2024

State/County Stamp: 1-300-002-096



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 445 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>08-19-301-022-000</u>	<u>.27</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/3/2024  
 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	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>540,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20240506715386

Status: Assessor Review

Document No.: 433363

Recording Date: 6/4/2024

State/County Stamp: 1-300-002-096

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>540,000.00</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, 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>540,000.00</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>1,080.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>540.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>270.00</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>810.00</u>

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

LOT 22 OF FINAL PLAT OF NATALIE ESTATES, BEING A SUBDIVISION OF PART OF 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. 413650 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

Street address (after sale)

SMITHTON

City

IL

State

62285-2508

ZIP

618-234-8558

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**

KEVIN M. AND ELIZABETH A. BOYNE

Buyer's or trustee's name

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

445 HAYDEN DR

Street address (after sale)

WATERLOO

City

IL

State

62298-1154

ZIP

618-920-1866

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:**

KEVIN M. AND ELIZABETH A.

~~BOYNE~~ company

445 HAYDEN DR

Street address

WATERLOO

City

IL

State

62298-1154

ZIP

USA

Country



Declaration ID: 20240506715386

Status: Assessor Review

Document No.: 433363

Recording Date: 6/4/2024

State/County Stamp: 1-300-002-096

**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>



Declaration ID: 20240606732442  
 Status: Assessor Review  
 Document No.: 433707  
 Recording Date: 6/28/2024

State/County Stamp: 0-480-027-440



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 416 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 .30 Acres No  
 Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 6/28/2024  
 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: 11/2/2023  
 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 556,066.00  
 12a Amount of personal property included in the purchase 0.00



Declaration ID: 20240606732442

Status: Assessor Review

Document No.: 433707

Recording Date: 6/28/2024

State/County Stamp: 0-480-027-440

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			556,066.00
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			556,066.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,113.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			556.50
20 County tax stamps — multiply Line 18 by 0.25.	20			278.25
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			834.75

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

LOT 43 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**

EDWARD S. AND JANET L. PATTON

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

416 HAYDEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1094  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-799-8105 \_\_\_\_\_ 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:**

EDWARD S. AND JANET L. PATTON 416 HAYDEN DR WATERLOO IL 62298-1094  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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



Declaration ID: 20240606732442

Status: Assessor Review

Document No.: 433707

Recording Date: 6/28/2024

State/County Stamp: 0-480-027-440

**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: 20240606721119  
 Status: Assessor Review  
 Document No.: 433527  
 Recording Date: 6/18/2024

State/County Stamp: 0-382-885-168



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 412 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>.286</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/17/2024  
 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 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: \_\_\_\_\_

<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>70,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606721119

Status: Assessor Review

Document No.: 433527

Recording Date: 6/18/2024

State/County Stamp: 0-382-885-168

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			70,000.00
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			70,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			140.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			70.00
20 County tax stamps — multiply Line 18 by 0.25.	20			35.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			105.00

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

LOT 44 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**

J&M DEVELOPMENT LLC

Seller's or trustee's name

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

4001 STATE ROUTE 159 STE 107

Street address (after sale)

SMITHTON

City

IL

State

62285-2508

ZIP

618-234-8558

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**

QUANTUM HOMES, INC.

Buyer's or trustee's name

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

808 S MAIN ST STE E

Street address (after sale)

COLUMBIA

City

IL

State

62236-2499

ZIP

618-779-2929

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:**

QUANTUM HOMES, INC.

Name or company

808 S MAIN ST STE E

Street address

COLUMBIA

City

IL

State

62236-2499

ZIP

USA

Country



Declaration ID: 20240606721119

Status: Assessor Review

Document No.: 433527

Recording Date: 6/18/2024

State/County Stamp: 0-382-885-168

**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: 20240606739611  
 Status: Assessor Review  
 Document No.: 433693  
 Recording Date: 6/28/2024

State/County Stamp: 0-258-155-312



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 413 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>.43</u>	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/27/2024  
 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 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: \_\_\_\_\_  
 \_\_\_\_\_ 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>72,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606739611

Status: Assessor Review

Document No.: 433693

Recording Date: 6/28/2024

State/County Stamp: 0-258-155-312

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			72,000.00
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			72,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			144.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			72.00
20 County tax stamps — multiply Line 18 by 0.25.	20			36.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			108.00

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

LOT 51 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**

J&M DEVELOPMENT, LLC

Seller's or trustee's name

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

4001 STATE ROUTE 159 STE 107

Street address (after sale)

SMITHTON

City

IL

State

62285-2508

ZIP

618-234-8558

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**

QUANTUM HOMES, INC.

Buyer's or trustee's name

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

808 S MAIN ST STE E

Street address (after sale)

COLUMBIA

City

IL

State

62236-2499

ZIP

618-779-2828

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:**

QUANTUM HOMES, INC.

Name or company

808 S MAIN ST STE E

Street address

COLUMBIA

City

IL

State

62236-2499

ZIP

USA

Country



Declaration ID: 20240606739611

Status: Assessor Review

Document No.: 433693

Recording Date: 6/28/2024

State/County Stamp: 0-258-155-312

**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 _____ Buildings _____ 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: 20240606737503  
 Status: Assessor Review  
 Document No.: 433651  
 Recording Date: 6/27/2024

State/County Stamp: 0-589-480-752



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 339 JENNY COURT

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	.32	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/26/2024  
 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: \_\_\_\_\_

_____ 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	77,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20240606737503

Status: Assessor Review

Document No.: 433651

Recording Date: 6/27/2024

State/County Stamp: 0-589-480-752

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			77,000.00
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			77,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			154.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			77.00
20 County tax stamps — multiply Line 18 by 0.25.	20			38.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			115.50

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

LOT 54 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**

J&M DEVELOPMENT, LLC

Seller's or trustee's name

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

4001 STATE ROUTE 159 STE 107

Street address (after sale)

SMITHTON

City

IL

State

62285-2508

ZIP

618-234-8558

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**

TODD A. AND MARGARET A. BANNING

Buyer's or trustee's name

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

606 WATERFORD LN

Street address (after sale)

DECATUR

City

IL

State

62526-9386

ZIP

217-412-5562

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:**

TODD A. AND MARGARET A.

BANNING Company

606 WATERFORD LN

Street address

DECATUR

City

IL

State

62526-9386

ZIP

USA

Country



Declaration ID: 20240606737503

Status: Assessor Review

Document No.: 433651

Recording Date: 6/27/2024

State/County Stamp: 0-589-480-752

**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: 20240606732979  
 Status: Assessor Review  
 Document No.: 433711  
 Recording Date: 7/2/2024

State/County Stamp: 1-388-766-000



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 6 COUNTRY LAKES LANE

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

08-29-101-006-000

1.74

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 6/28/2024

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	137,530.00
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	525,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20240606732979

Status: Assessor Review

State/County Stamp: 1-388-766-000

Document No.: 433711

Recording Date: 7/2/2024

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			525,000.00
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			525,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,050.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			525.00
20	County tax stamps — multiply Line 18 by 0.25.	20			262.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			787.50

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

LOT #6 OF "COUNTRY LAKES", BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 29 AND PART OF THE NORTHEAST QUARTER OF SECTION 30, T. 2 S., R. 9 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS PER PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, ON APRIL 23, 1987, AS DOCUMENT #147399, RECORDED IN BOOK OF PLATS 162C AND SITUATED IN THE 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**

KENNETH A. SR AND RITA M. JONES

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

2611 COLUMBIA LAKES DR APT 2A \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2611  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-685-4373 \_\_\_\_\_ 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**

PHIL A. AND BRANDI HUDSON

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

6 COUNTRY LAKES LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2900  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-975-9425 \_\_\_\_\_ 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:**

PHIL A. AND BRANDI HUDSON \_\_\_\_\_ 6 COUNTRY LAKES LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2900  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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

**Preparer Information**





Declaration ID: 20240606732979

Status: Assessor Review

Document No.: 433711

Recording Date: 7/2/2024

State/County Stamp: 1-388-766-000

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: 20240606726293  
 Status: Assessor Review  
 Document No.: 433577  
 Recording Date: 6/21/2024

State/County Stamp: 0-634-651-440



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 411 LAUREL 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>08-30-303-012-000</u>	<u>.30</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/13/2024  
 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: \_\_\_\_\_  
 \_\_\_\_\_ 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>350,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606726293

Status: Assessor Review

Document No.: 433577

Recording Date: 6/21/2024

State/County Stamp: 0-634-651-440

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			350,000.00
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			350,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			700.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			350.00
20	County tax stamps — multiply Line 18 by 0.25.	20			175.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			525.00

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

LOT 40 OF "HARDY ACRES", BEING A SUBDIVISION OF PART OF TAX LOT 8-A OF SECTION 30 AND PART OF TAX LOT 1-A OF SURVEY 394, CLAIM 220, ALL IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., CITY OF WATERLOO, COUNTY OF MONROE AND STATE OF ILLINOIS, AS SHOWN BY PAGE 58 OF BOOK OF PLATS "C", NOW KNOWN AS PLAT ENVELOPE 106-A 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**

PERRY H. KOCH RESIDENCE TRUST

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

405 COVINGTON DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3290  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

314-605-6260 \_\_\_\_\_ Phone extension \_\_\_\_\_ 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 CORRELL

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

411 LAUREL DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1715  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

314-809-5998 \_\_\_\_\_ Phone extension \_\_\_\_\_ 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:**



Declaration ID: 20240606726293

Status: Assessor Review

Document No.: 433577

Recording Date: 6/21/2024

State/County Stamp: 0-634-651-440

CHRISTOPHER CORRELL	411 LAUREL DR	WATERLOO	IL	62298-1715
Name or company	Street address	City	State	ZIP

**Preparer Information**

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.	USA
Preparer and company name	Country

231 S MAIN ST	Preparer's file number (if applicable)	Escrow number (if applicable)
Street address	WATERLOO	IL 62298-1325
	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.")

<input type="checkbox"/> Extended legal description	<input type="checkbox"/> Form PTAX-203-A
<input type="checkbox"/> Itemized list of personal property	<input type="checkbox"/> 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:** 20240606726293

**Status:** Assessor Review

**Documnet No.:** 433577

**Recording Date:** 6/21/2024

**State/County Stamp:** 0-634-651-440

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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
ROBYN ALLSCHEID	411 LAUREL DRIVE	WATERLOO	IL	622980000	3039451681	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 XXXX Deer Hill Road  
Street address of property (or 911 address, if available)

Waterloo 62298  
City or village ZIP

T35 R 10W  
Township

2 Write the total number of parcels to be transferred. \_\_\_\_\_

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

Property index number (PIN)	Lot size or acreage
a _____	_____
b <u>10-19-100-001</u>	<u>44.86</u>
c _____	_____
d _____	_____

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

4 Date of instrument: March, 2015  
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 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Farm                    |
| k | _____                               | Other (specify): _____                                      |

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

County: \_\_\_\_\_

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

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

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

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

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



DocId:8022506

Tx:4017915

Monroe County, Illinois  
Jonathan McLean, Recorder

P-433512

Recording Fee: 0.00

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

Pages Recorded: 4

Date Recorded: 06/17/2024 11:01 AM

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: 2015
- 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>315,000.00</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		Yes <input checked="" type="checkbox"/> No _____
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>315,000.00</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		b _____ k _____ m _____
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>315,000.00</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>630</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>315.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>157.50</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>472.50</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.)**

Seller's or trustee's name: Sandra K. Ostrhage  
 Street address (after sale): 703 Willow Lane  
 Seller's or agent's signature: [Signature]  
 Seller's trust number (if applicable - not an SSN or FEIN): \_\_\_\_\_  
 City: Waterloo State: IL ZIP: 62298  
 Seller's daytime phone: (618) 939-8519

**Buyer Information (Please print.)**

Buyer's or trustee's name: Scott H. Limestall and Karen S. Limestall  
 Street address (after sale): 3204 Anne Road  
 Buyer's or agent's signature: [Signature]  
 Buyer's trust number (if applicable - not an SSN or FEIN): \_\_\_\_\_  
 City: Waterloo State: IL ZIP: 62298  
 Buyer's daytime phone: (618) 304-3644  
618 939-4442

**Mail tax bill to:**

Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information (Please print.)**

Preparer's and company's name: Mon-Clair Title Co.  
 Street address: 101 E. Mill Street  
 Preparer's signature: [Signature]  
 Preparer's e-mail address (if available): \_\_\_\_\_  
 Preparer's file number (if applicable): \_\_\_\_\_  
 City: Waterloo State: IL ZIP: 62298  
 Preparer's daytime phone: (618) 939-7663

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

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



10-17-100-001

Part of the West Half of the Southwest Quarter of Section 8 and the Northwest Quarter of the Northwest Quarter of Section 17, all in Township 3 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois being more particularly described as follows:

Commencing at the northeast corner of said West Half of the Southwest Quarter of Section 8; thence South 00 degrees 18 minutes 42 seconds East, an assumed bearing along the east line of said West Half of the Southwest Quarter of Section 8, a distance of 2453.04 feet to the point of beginning for the herein described tract; thence South 89 degrees 53 minutes 30 seconds West 1323.81 feet to the west line of said West Half of the Southwest Quarter of Section 8; thence South 00 degrees 17 minutes 56 seconds East, along said West Half of the Southwest Quarter of Section 8, a distance of 163.94 feet to the northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 17; thence South 00 degrees 06 minutes 27 seconds West, along the west line of said Northwest Quarter of the Northwest Quarter of Section 17, a distance of 1314.28 feet to the southwest corner of said Northwest Quarter of the Northwest Quarter of Section 17; thence North 89 degrees 43 minutes 24 seconds East, along the south line of said Northwest Quarter of the Northwest Quarter of Section 17, a distance of 1323.27 feet to the southeast corner of said Northwest Quarter of the Northwest Quarter of Section 17; thence North 00 degrees 08 minutes 04 seconds East, along the east line of said Northwest Quarter of the Northwest Quarter of Section 17, a distance of 1310.80 feet to the northeast corner of said Northwest Quarter of the Northwest Quarter of Section 17; thence North 00 degrees 18 minutes 42 seconds West, along the east line of said West Half of the Southwest Quarter of Section 8, a distance of 163.54 feet to the point of beginning

Subject to easements, conditions, and restrictions of record.

Also, a non-exclusive easement, for ingress and egress and for public and quasi-public utility purposes, over, along, across and within the following described real estate:

Part of the West Half of the Southwest Quarter of Section 8 and part of the East Half of the Southeast Quarter of Section 7, all in Township 3 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois being more particularly described as follows:

Commencing at the northeast corner of said West Half of the Southwest Quarter of Section 8; thence South 00 degrees 18 minutes 42 seconds East, an assumed bearing along the east line of said West Half of the Southwest Quarter of Section 8, a distance of 2453.04 feet; thence South 89 degrees 53 minutes 30 seconds West 1293.81 feet to the point of beginning for the herein described tract; thence South 89 degrees 53 minutes 30 seconds West 30.00 feet to the west line of said West Half of the Southwest Quarter of Section 8; thence North 00 degrees 17 minutes 56 seconds West, along said West Half of the Southwest Quarter of Section 8, a distance of 493.26 feet to the southeast corner of a parcel conveyed to



Earl H. Osterhage and Nadine E. Osterhage by deed dated August 7, 1970 and recorded in deed book 106, page 486 in the Monroe County, Illinois records; thence South 89 degrees 58 minutes 48 seconds West, along the south line of said Osterhage parcel, a distance of 1324.33 feet to the southwest corner of said Osterhage parcel; thence North 00 degrees 01 minute 12 seconds West, along the west line of said Osterhage parcel, a distance of 20.00 feet to the northwest corner of said Osterhage parcel; thence North 89 degrees 58 minutes 48 seconds East, along the north line of said Osterhage parcel and the easterly extension thereof, a distance of 1354.23 feet; thence South 00 degrees 17 minutes 56 seconds East 513.22 feet to the point of beginning.

Subject to building lines, easements, conditions and restrictions of record.

Subject to real estate taxes for calendar year 2015 and thereafter.



Declaration ID: 20240506716564  
 Status: Assessor Review  
 Document No.: 433430  
 Recording Date: 6/7/2024

State/County Stamp: 0-680-447-280



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2843 HORNBECK ROAD  
 Street address of property (or 911 address, if available)

FULTS 62244-0000  
 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>10-32-300-023-000</u>	<u>2.27</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/7/2024  
 Date

5 Type of instrument (Mark with an "X."):      Warranty deed  
X Quit claim deed      Executor deed      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>255,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240506716564

Status: Assessor Review

Document No.: 433430

Recording Date: 6/7/2024

State/County Stamp: 0-680-447-280

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			255,000.00
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			255,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			510.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			255.00
20	County tax stamps — multiply Line 18 by 0.25.	20			127.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			382.50

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

TAX LOT 36 OF OUTLOTS IN THE VILLAGE OF MAEYSTOWN, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 44 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS) OF MONROE COUNTY, ILLINOIS RECORDS.

ALSO:

PART OF TAX LOT 14 OF U.S. SURVEY 704, CLAIM 316, AS SHOWN ON PAGE 44 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, TOWNSHIP 3 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND WHICH MARKS THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF U.S. SURVEY 704, CLAIM 316; THENCE AT AN ASSUMED BEARING OF NORTH 62°03'08" EAST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF U.S. SURVEY 704, CLAIM 316, A DISTANCE OF 562.52 FEET TO AN IRON PIN SET, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 62°03'08" EAST, CONTINUING ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF U.S. SURVEY 704, CLAIM 316, A DISTANCE OF 152.66 FEET TO AN IRON PIN SET WHICH MARKS THE NORTHEAST CORNER OF TAX LOT 14; THENCE SOUTH 17°37'33" WEST, ALONG THE SOUTHEAST LINE OF TAX LOT 14, A DISTANCE OF 195.83 FEET TO AN IRON PIN FOUND WHICH MARKS THE MOST WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE MAEYSTOWN PRESERVATION SOCIETY, INC., BY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF DEEDS 140 ON PAGE 494; THENCE NORTH 33°16'56" WEST, A DISTANCE OF 137.68 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY, THE FOLLOWING TRACT:

PART OF TAX LOT 36 OF U.S. SURVEY 704, CLAIM 316, AS SHOWN ON PAGE 44 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS) IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, TOWNSHIP 3 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE WHICH MARKS THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF U.S. SURVEY 704, CLAIM 316, THENCE AT AN ASSUMED BEARING OF NORTH 62°03'08" EAST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF U.S. SURVEY 704, CLAIM 316, A DISTANCE OF 385.98 FEET TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH ONE-HALF OF U.S. SURVEY 704, CLAIM 316 WITH THE EAST RIGHT-OF-WAY LINE OF HORNBECK ROAD (40' WIDE) (A.K.A. MAEYSTOWN AND MONROE CITY ROAD), BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 05°24'46" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF HORNBECK ROAD (40' WIDE) (A.K.A. MAEYSTOWN AND MONROE CITY ROAD), A DISTANCE OF 56.69 FEET; THENCE NORTH 19°24'46" WEST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF HORNBECK ROAD (40' WIDE) (A.K.A. MAEYSTOWN AND MONROE CITY ROAD), A DISTANCE OF 18.96 FEET TO THE AN IRON PIN SET; THENCE NORTH 32°14'26" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE OF HORNBECK ROAD (40' WIDE) (A.K.A. MAEYSTOWN AND MONROE CITY ROAD), A DISTANCE OF 68.18 FEET TO AN IRON PIN SET; THENCE SOUTH 80°12'33" EAST, A DISTANCE OF 34.15 FEET TO AN IRON PIN SET; THENCE SOUTH 56°55'01" EAST, A DISTANCE OF 96.13 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE NORTH ONE-HALF OF U.S. SURVEY 704, CLAIM 316; THENCE SOUTH 62°03'08" WEST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF U.S. SURVEY 704, CLAIM 316, A DISTANCE OF 157.26 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



Declaration ID: 20240506716564

Status: Assessor Review

Document No.: 433430

Recording Date: 6/7/2024

State/County Stamp: 0-680-447-280

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

ADAM T. WHELAN

Seller's or trustee's name

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

5120 KERN RD

Street address (after sale)

WATERLOO

City

IL

State

62298-3926

ZIP

618-444-3038

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

MATTHEW WIEGARD

Buyer's or trustee's name

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

2843 HORNBECK RD

Street address (after sale)

FULTS

City

IL

State

62244-1053

ZIP

618-340-8151

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:

MATTHEW WIEGARD

Name or company

2843 HORNBECK RD

Street address

FULTS

City

IL

State

62244-1053

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.
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Land Buildings Total



**Declaration ID:** 20240506716564

**Status:** Assessor Review

**Document No.:** 433430

**Recording Date:** 6/7/2024

**State/County Stamp:** 0-680-447-280

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**Declaration ID:** 20240506716564

**Status:** Assessor Review

**Documnet No.:** 433430

**Recording Date:** 6/7/2024

**State/County Stamp:** 0-680-447-280

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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>
COLIN G. WHELAN	800 STIENING STREET	WATERLOO	IL	622980000	6187196711	USA
CHASE R. WHELAN	800 STIENING STREET	WATERLOO	IL	622980000	6187195015	USA

### Additional Buyers Information



Declaration ID: 20240506713401  
 Status: Assessor Review  
 Document No.: 433574  
 Recording Date: 6/20/2024

State/County Stamp: 0-807-468-336



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 6566 OLD STATE ROUTE 3  
 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>11-06-300-003-000</u>	<u>1.0</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/17/2024  
 Date

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

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	
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   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	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>45,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240506713401

Status: Assessor Review

Document No.: 433574

Recording Date: 6/20/2024

State/County Stamp: 0-807-468-336

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			45,000.00
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			45,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			90.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			45.00
20	County tax stamps — multiply Line 18 by 0.25.	20			22.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			67.50

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

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING:

TAX LOT 18-B OF SECTION 6 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN IN MONROE COUNTY, ILLINOIS AS SHOWN BY PAGE 16 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" OF MONROE COUNTY, ILLINOIS RECORDS (SAID TAX LOT 18-B BEING THAT PART OF THE TRACT CONVEYED BY LOUISA M. K. MEYER TO JAMES M. CODY AND WIFE BY DEED DATED JULY 28TH, 1951 AND RECORDED IN DEED RECORD 72 ON PAGE 157 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS WHICH LIES WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF RELOCATED STATE BOND ISSUE ROUTE 3 AS SHOWN BY PLAT OF SAID RELOCATION RECORDED IN PLAT BOOK "B" ON PAGE 143, AND NOW IN PLAT ENVELOPE 90-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**

ESTATE OF GERALD J. TOENNIES, DISABLED

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

6564 OLD STATE ROUTE 3 \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2760  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-939-7849 \_\_\_\_\_ 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**

TAP FARMS, LLC

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

1638 G RD \_\_\_\_\_ PRAIRIE DU ROCHER \_\_\_\_\_ IL \_\_\_\_\_ 62277-1210  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-789-4422 \_\_\_\_\_ 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:**





Declaration ID: 20240506713401

Status: Assessor Review

Document No.: 433574

Recording Date: 6/20/2024

State/County Stamp: 0-807-468-336

TAP FARMS, LLC	1638 G RD	PRAIRIE DU ROCHER	IL	62277-1210
Name or company	Street address	City	State	ZIP

**Preparer Information**

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.	USA
Preparer and company name	Country

231 S MAIN ST	Preparer's file number (if applicable)	Escrow number (if applicable)
Street address	WATERLOO	IL 62298-1325
	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.")

<input type="checkbox"/> Extended legal description	<input type="checkbox"/> Form PTAX-203-A
<input type="checkbox"/> Itemized list of personal property	<input type="checkbox"/> 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 \_\_\_\_\_

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



Declaration ID: 20240606731330  
 Status: Assessor Review  
 Document No.: 433573  
 Recording Date: 6/20/2024

State/County Stamp: 1-342-668-080



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 6566 OLD STATE ROUTE 3  
 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>11-06-300-003-000</u>	<u>1</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/17/2024  
 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       | <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>45,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606731330

Status: Assessor Review

Document No.: 433573

Recording Date: 6/20/2024

State/County Stamp: 1-342-668-080

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>45,000.00</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, 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>45,000.00</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>90.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>45.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>22.50</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>67.50</u>

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

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING:

TAX LOT 18-B OF SECTION 6 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN IN MONROE COUNTY, ILLINOIS AS SHOWN BY PAGE 16 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" OF MONROE COUNTY, ILLINOIS RECORDS (SAID TAX LOT 18-B BEING THAT PART OF THE TRACT CONVEYED BY LOUISA M. K. MEYER TO JAMES M. CODY AND WIFE BY DEED DATED JULY 28TH, 1951 AND RECORDED IN DEED RECORD 72 ON PAGE 157 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS WHICH LIES WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF RELOCATED STATE BOND ISSUE ROUTE 3 AS SHOWN BY PLAT OF SAID RELOCATION RECORDED IN PLAT BOOK "B" ON PAGE 143, AND NOW IN PLAT ENVELOPE 90-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**

SHARON R. TOENNIES

Seller's or trustee's name

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

6554 OLD STATE ROUTE 3

Street address (after sale)

WATERLOO

City

IL

State

62298-2760

ZIP

618-939-7849

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**

TAP FARMS LLC

Buyer's or trustee's name

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

1638 G RD

Street address (after sale)

PRAIRIE DU ROCHER

City

IL

State

62277-1210

ZIP

618-789-4422

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:**



Declaration ID: 20240606731330

Status: Assessor Review

Document No.: 433573

Recording Date: 6/20/2024

State/County Stamp: 1-342-668-080

TAP FARMS LLC	1638 G RD	PRAIRIE DU ROCHER	IL	62277-1210
Name or company	Street address	City	State	ZIP

**Preparer Information**

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.	USA
Preparer and company name	Country

231 S MAIN ST	Preparer's file number (if applicable)	Escrow number (if applicable)
Street address	WATERLOO	IL 62298-1325
	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	
<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

Illinois Department of Revenue Use	Tab number
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Declaration ID: 20240606724258  
 Status: Assessor Review  
 Document No.: 433541  
 Recording Date: 6/18/2024

State/County Stamp: 0-030-162-224



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2225 KAISER ROAD  
 Street address of property (or 911 address, if available)

NEW ATHENS 62264-0000  
 City or village ZIP

T3S R8W  
 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>12-02-100-010-000</u>	<u>10.0</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/14/2024  
 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>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>403,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606724258

Status: Assessor Review

Document No.: 433541

Recording Date: 6/18/2024

State/County Stamp: 0-030-162-224

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			403,000.00
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			403,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			806.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			403.00
20 County tax stamps — multiply Line 18 by 0.25.	20			201.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			604.50

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

PART OF THE EAST HALF (1/2) OF LOT 53 OF U.S. SURVEY 607, CLAIM 2209, STATE OF ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 53 OF U.S. SURVEY 607, CLAIM 2209; THENCE SOUTH 82 DEGREES 36 MINUTES 39 SECONDS WEST, AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID LOT 53, A DISTANCE OF 9.00 FEET TO THE NORTHWEST CORNER OF A PARCEL DECREED TO BE OWNED BY VIRGIL A. RANGE AND NORMA D. RANGE BY A QUIET TITLE SUIT IN MONROE COUNTY, CIRCUIT CLERK CASE NO. 72-CIV-12; THENCE SOUTH 02 DEGREES 51 MINUTES 56 SECONDS EAST, ALONG THE WEST LINE OF SAID RANGE PARCEL AND THE CENTERLINE OF KAISER ROAD, A DISTANCE OF 621.83 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE SOUTH 82 DEGREES 14 MINUTES 52 SECONDS WEST 710.47 FEET; THENCE SOUTH 03 DEGREES 32 MINUTES 46 SECONDS EAST 617.61 FEET TO THE SOUTH LINE OF SAID EAST HALF (1/2) OF LOT 53; THENCE NORTH 82 DEGREES 14 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID EAST HALF (1/2) OF LOT 53, A DISTANCE OF 708.11 FEET TO THE WEST LINE OF SAID RANGE PARCEL AND THE CENTERLINE OF KAISER ROAD; THENCE NORTH 05 DEGREES 39 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID RANGE PARCEL AND THE CENTERLINE OF KAISER ROAD, A DISTANCE OF 102.41 FEET; THENCE NORTH 02 DEGREES 51 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE OF SAID RANGE PARCEL AND THE CENTERLINE OF KAISER ROAD, A DISTANCE OF 515.48 FEET TO THE POINT OF BEGINNING.

EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS AS MAY HAVE BEEN HERETOFORE EXCEPTED, RESERVED OR CONVEYED.

**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**

KEITH AND CYNTHIA CLOSS

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

872 ALLENBROOK AVE \_\_\_\_\_ O FALLON \_\_\_\_\_ IL \_\_\_\_\_ 62269-7077  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

707-398-1393 \_\_\_\_\_ 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**

JAMES K. AND STACY JEAN TURNER



Declaration ID: 20240606724258

Status: Assessor Review

Document No.: 433541

Recording Date: 6/18/2024

State/County Stamp: 0-030-162-224

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
2225 KAISER RD		NEW ATHENS	IL	62264-3319
Street address (after sale)		City	State	ZIP
618-580-9450		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:**

JAMES K. AND STACY JEAN	2225 KAISER RD	NEW ATHENS	IL	62264-3319
TURNER	Street address	City	State	ZIP
Name of company				
		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

<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:** 20240606724258

**Status:** Assessor Review

**Document No.:** 433541

**Recording Date:** 6/18/2024

**State/County Stamp:** 0-030-162-224

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Declaration ID: 20240606724334  
 Status: Assessor Review  
 Document No.: 433509  
 Recording Date: 6/17/2024

State/County Stamp: 0-002-514-224



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

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

1 251 W JEFFERSON STREET  
 Street address of property (or 911 address, if available)

HECKER 62248-0000  
 City or village ZIP

T3S R8W  
 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>12-04-101-020-000</u>	<u>.32</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/14/2024  
 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>231,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606724334

Status: Assessor Review

Document No.: 433509

Recording Date: 6/17/2024

State/County Stamp: 0-002-514-224

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			231,000.00
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			231,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			462.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			231.00
20	County tax stamps — multiply Line 18 by 0.25.	20			115.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			346.50

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

LOT 29 OF ELDON DALE SUBDIVISION, SECTION 3, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 4 OF TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE 3RD P.M., VILLAGE OF HECKER, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT ENVELOPE 122-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**

AARON AND STEPHANIE WESTERMAN

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

1007 PATTI CT \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-1421  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-980-5690 \_\_\_\_\_ Phone extension \_\_\_\_\_ 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**

JESSICA HARTMANN

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

251 W JEFFERSON ST \_\_\_\_\_ HECKER \_\_\_\_\_ IL \_\_\_\_\_ 62248-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-268-3089 \_\_\_\_\_ Phone extension \_\_\_\_\_ 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:**

JESSICA HARTMANN \_\_\_\_\_ 251 W JEFFERSON ST \_\_\_\_\_ HECKER \_\_\_\_\_ IL \_\_\_\_\_ 62248-0000  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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



Declaration ID: 20240606724334

Status: Assessor Review

Document No.: 433509

Recording Date: 6/17/2024

State/County Stamp: 0-002-514-224

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: 20240606742421  
 Status: Assessor Review  
 Document No.: 433714  
 Recording Date: 6/28/2024

State/County Stamp: 0-725-001-008



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 6967 STATE ROUTE 159  
 Street address of property (or 911 address, if available)

NEW ATHENS 62264-0000  
 City or village ZIP

T3S R8W  
 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>12-04-102-012-000</u>	<u>134.5x100</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/28/2024  
 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	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>20,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240606742421

Status: Assessor Review

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State/County Stamp: 0-725-001-008

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			20,000.00
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			20,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			40.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			20.00
20 County tax stamps — multiply Line 18 by 0.25.	20			10.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			30.00

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

PARCEL 1:

PART OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 2 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE SURVEY AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST QUART OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 WEST, THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, 57 FEET; THENCE WEST, PARALLEL WITH LOTS NOS. 9 AND 10 IN BLOCK NO. 2 IN RITTMAYER'S ADDITION TO THE TOWN OF FREEDOM, NOW VILLAGES OF HECKER, SITUATED IN MONROE COUNTY, ILLINOIS, SO FAR AS THE SAID LOTS 9 AND 10 EXTEND TO THE WEST: THENCE 57 FEET SOUTH TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE EAST TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE;

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 IN SAID RITTMAYER'S ADDITION; THENCE NORTH ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 10; A DISTANCE OF 57 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 134.5 FEET TO A POINT WHICH LIES ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 10; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 10, A DISTANCE OF 57 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 10. A DISTANCE OF 134.5 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED.

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

SITUATED IN THE COUNTY OF ST. CLAIR AND THE STATE OF ILLINOIS.

PARCEL 2:

PART OF LOTS 8 AND 9 OF RITTMAYER'S ADDITION TO THE TOWN OF FREEDOM, NOW VILLAGE OF HECKER, MONROE COUNTY, ILLINOIS, AS SHOWN ON THE PLAT OF SAID ADDITION IN PLAT ENVELOPE 4-A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF SAID RITTMAYER'S ADDITION; THENCE WEST 134.5 FEET ALONG THE NORTH LINE OF SAID LOT 9, TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 34.5 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 24.5 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 9, A DISTANCE OF 65.5 FEET TO A POINT ON THE SOUTH LINE OF LOT 8 OF SAID RITTMAYER'S ADDITION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 110 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

GRANTOR RESERVING TO HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, HEIRS AND ASSIGNS, AN EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE:

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF RITTMAYER'S ADDITION TO THE TOWN OF FREEDOM, NOW VILLAGE OF HECKER, MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ABOVE; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 15 FEET FOR THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 110 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 9, A DISTANCE OF 15 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9;



Declaration ID: 20240606742421

Status: Assessor Review

Document No.: 433714

Recording Date: 6/28/2024

State/County Stamp: 0-725-001-008

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 9 TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 34.5 FEET TO A POINT THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 24.5 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 9, A DISTANCE OF 6.5 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 110 FEET TO A POINT ON THE EAST LINE OF SAID LOT 9; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 9 TO THE POINT OF BEGINNING, ALL IN LOT 9 OF RITTMAYER'S ADDITION TO THE TOWN OF FREEDOM, NOW VILLAGE OF HECKER, MONROE COUNTY, ILLINOIS AS PREVIOUSLY DESCRIBED ABOVE.

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

JAMES M. MCTIGUE, JR., NOT PERSONALLY BUT AS ATTORNEY IN FACT FOR PAULA V. MCTIGUE, SURVIVING JOINT TENANT OF JAMES M. MCTIGUE, SR.

Seller's or trustee's name: 221 W POINTE DR STE 1, SWANSEA, IL, 62226-8306. Seller's daytime phone: 504-655-1153. 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

DEUCE PROPERTIES LLC

Buyer's or trustee's name: 301 W A ST, BELLEVILLE, IL, 62220-1177. Buyer's daytime phone: 618-233-5300. 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:

DEUCE PROPERTIES LLC, 301 W A ST, BELLEVILLE, IL, 62220-1177. Country: USA.

Preparer Information

STEPHANIE ROBISON - TOWN & COUNTRY TITLE, 2452694. Preparer and company name: 221 W POINTE DR STE 1, SWANSEA, IL, 62226-8306. Preparer's email address: steph@tctitle.tv. Preparer's daytime phone: 618-233-5300. Country: USA.



Declaration ID: 20240606742421

Status: Assessor Review

Document No.: 433714

Recording Date: 6/28/2024

State/County Stamp: 0-725-001-008

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: 20240606724370  
 Status: Assessor Review  
 Document No.: 433511  
 Recording Date: 6/17/2024

State/County Stamp: 0-995-245-360



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

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

1 236 MAIN STREET  
 Street address of property (or 911 address, if available)

FULTS 62244-0000  
 City or village ZIP

T4S 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>15-21-381-011-000</u>	<u>.275</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/14/2024  
 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>175,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20240606724370

Status: Assessor Review

Document No.: 433511

Recording Date: 6/17/2024

State/County Stamp: 0-995-245-360

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			175,000.00
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			175,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			350.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			175.00
20 County tax stamps — multiply Line 18 by 0.25.	20			87.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			262.50

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

BEGINNING AT A STONE BEING THE SOUTHWESTERLY CORNER OF LOT NO. 22 IN THE TOWN OF FULTS; THENCE NORTH 590 10' WEST ALONG THE NORTH BOUNDARY OF MAIN STREET TWO HUNDRED TWENTY (220) FEET FOR A BEGINNING CORNER; THENCE NORTH 260 30' EAST ONE HUNDRED (100) FEET TO A POST ON THE SOUTH SIDE OF A FORTY (40) FOOT STREET; THENCE SOUTH 590 10' EAST ALONG SOUTH SIDE OF SAID STREET ONE HUNDRED TWENTY (120) FEET TO A POST; THENCE SOUTH 260 30' WEST ONE HUNDRED (100) FEET TO A POST ON THE NORTH LINE OF MAIN STREET; THENCE NORTH 590 10' WEST ONE HUNDRED TWENTY (120) FEET TO THE PLACE OF BEGINNING AND BEING KNOWN AND DESCRIBED AS TAX LOT NO. 33 AND NO. 35B OF SURVEY 314, CLAIM 745 IN T. 4 S., R. 10 WEST OF 3RD P.M., 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**

GARRETT AND BRITTANY CROSSIN

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

204 WREN WOOD DR \_\_\_\_\_ SAINT CLAIR \_\_\_\_\_ MO \_\_\_\_\_ 63077-2128  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-612-5152 \_\_\_\_\_ 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**

CLAIRESE SIMSHAUSER

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

236 MAIN ST \_\_\_\_\_ FULTS \_\_\_\_\_ IL \_\_\_\_\_ 62244-2032  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-334-1876 \_\_\_\_\_ 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:**

CLAIRESE SIMSHAUSER \_\_\_\_\_ 236 MAIN ST \_\_\_\_\_ FULTS \_\_\_\_\_ IL \_\_\_\_\_ 62244-2032  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20240606724370

Status: Assessor Review

Document No.: 433511

Recording Date: 6/17/2024

State/County Stamp: 0-995-245-360

Preparer Information

USA
Country

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

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



## PTAX-203

### Illinois Real Estate Transfer Declaration

Monroe County, Illinois  
Jonathan McLean, Recorder

**P-433517**

Recording Fee: 0.00  
RHSP Fee:

Pages Recorded: 3  
Date Recorded: 06/17/2024 11:17 AM

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

1 1210 WREN CIRCLE  
Street address of property (or 911 address, if available)  
PRAIRIE DU ROCHER 62277-0000  
City or village ZIP  
T5S 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

Primary PIN	Lot size or acreage	Acres Unit	No Split Parcel
<u>18-05-365-024-000</u>	<u>0.9</u>		

4 Date of instrument: 5/22/2024  
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   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 3,000.00  
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20240606724204  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

Preparer and company name 836 N MARKET ST	Preparer's file number (if applicable) WATERLOO	Escrow number (if applicable) IL 62298-1063
Street address mebpc@htc.net	City 618-939-6439	State 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
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