



Declaration ID: 20241006720586  
 Status: Assessor Review  
 Document No.: 434826  
 Recording Date: 10/7/2024

State/County Stamp: 1-253-406-896



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 520 SOUTHVIEW DRIVE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-36-119-001-128</u>	<u>Condo</u>	<u>Dimensions</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/4/2024  
 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:                       
 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	<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>275,000.00</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	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		<u>275,000.00</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>275,000.00</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>550.00</u>	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		<u>275.00</u>	
20	County tax stamps — multiply Line 18 by 0.25.	20		<u>137.50</u>	
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		<u>412.50</u>	

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

UNIT NO. 520 IN BUILDING AREA 6, AS DELINEATED ON SOUTHVIEW VILLAS – PLAT I, A CONDOMINIUM OF LOT I, CONSISTING OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 OF PART OF TAX LOTS 7A AND 1A OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 10 WEST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED JUNE 2, 2005, AS DOCUMENT NO. 297646, IN PLAT ENVELOPE 2-200B IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND AS DELINEATED ON EXHIBIT D IN PLAT ENVELOPE 2-211 B TO DECLARATION OF CONDOMINIUM AS RECORDED IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, ILLINOIS, AS DOCUMENT NO. 302977, MADE BY JLP DEVELOPMENT CO., TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS THEY ARE FILED OF RECORD PURSUANT TO THE DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED FOR RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

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**

ROBERT J. SCHMITT

Seller's or trustee's name

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

2928 ESTATE DRIVE

Street address (after sale)

WATERLOO

City

IL

State

62298-1678

ZIP

618-606-6700

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**

JOHN ECK

Buyer's or trustee's name

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

520 SOUTHVIEW DR

Street address (after sale)

WATERLOO

City

IL

State

62298-1678

ZIP



Declaration ID: 20241006720586

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314-471-8653

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

USA

Country

Mail tax bill to:

JOHN ECK 520 SOUTHVIEW DR WATERLOO IL 62298-1678  
Name or company Street address City State ZIP

Preparer Information

USA

Country

ASHLEY EVANS - ACCENT TITLE INC 0924-2660  
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

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:** 20241006720586

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**Recording Date:** 10/7/2024

**State/County Stamp:** 1-253-406-896

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Declaration ID: 20241006731454  
 Status: Assessor Review  
 Document No.: 435049  
 Recording Date: 10/23/2024

State/County Stamp: 1-938-902-192



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 8042 LAKEWOOD 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

08-09-349-008-000

2.5

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 10/22/2024

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	6,000.00
2 Senior Citizens	5,000.00
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	489,900.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241006731454

Status: Assessor Review

Document No.: 435049

Recording Date: 10/23/2024

State/County Stamp: 1-938-902-192

12b Was the value of a mobile home included on Line 12a?	12b	Yes <u>  </u> No <u>  X  </u>
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13	<u>  </u> 489,900.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	<u>  </u> 0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15	<u>  </u> 0.00
16 If this transfer is exempt, identify the provision.	16	<u>  </u> b <u>  </u> k <u>  </u> m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	<u>  </u> 489,900.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	<u>  </u> 980.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	<u>  </u> 490.00
20 County tax stamps — multiply Line 18 by 0.25.	20	<u>  </u> 245.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	<u>  </u> 735.00

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

LOT NUMBERED EIGHT (8) OF "LAKEWOOD PLACE" A SUBDIVISION BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 9, T. 2 SO. RANGE 9 W., AS RECORDED IN PLAT ENVELOPE #179-A IN MONROE COUNTY, ILLINOIS RECORDS.

**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**

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

1308 KOLLMEYER LN EFFINGHAM IL 62401-5233  
 Street address (after sale) City State ZIP

314-223-2889 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**

JONATHAN D. & TIFFANY L. FALGIER  
 Buyer's or trustee's name Buyer's trust number (if applicable - not an SSN or FEIN)

8042 LAKEWOOD DR WATERLOO IL 62298-3246  
 Street address (after sale) City State ZIP

618-670-4282 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:**

JONATHAN D. & TIFFANY L. 8042 LAKEWOOD DR WATERLOO IL 62298-3246  
 Taxable Company Street address City State ZIP

USA  
Country

**Preparer Information**

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY



Declaration ID: 20241006731454

Status: Assessor Review

Document No.: 435049

Recording Date: 10/23/2024

State/County Stamp: 1-938-902-192

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: 20241006719176  
 Status: Assessor Review  
 Document No.: 434809  
 Recording Date: 10/4/2024

State/County Stamp: 1-045-067-952



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 833 NOTTINGHAM AVENUE  
 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>08-17-103-096-000</u>	<u>0.27</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/3/2024  
 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: \_\_\_\_\_

<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>377,000.00</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			377,000.00
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			377,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			754.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			377.00
20 County tax stamps — multiply Line 18 by 0.25.	20			188.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			565.50

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

LOT 96 OF THE FINAL PLAT FOR COUNTRY CLUB HILLS – PHASE II, 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, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED NOVEMBER 27, 2017, IN PLAT ENVELOPE 2-349A 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**

ANTHONY J. MANTIA

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

413 STATION CROSSING \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-719-4710 \_\_\_\_\_ 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**

COURTNEY NAUMANN

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

833 NOTTINGHAM \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0110  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-980-9932 \_\_\_\_\_ 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:**

COURTNEY NAUMANN \_\_\_\_\_ 833 NOTTINGHAM \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0110  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20241006719176

Status: Assessor Review

Document No.: 434809

Recording Date: 10/4/2024

State/County Stamp: 1-045-067-952

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0824-2614

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PKWY

COLUMBIA

IL

62236-2507

Street address

City

State

ZIP

ashley@acctitle.com

618-281-2040

204

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

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



**Declaration ID:** 20241006719176

**Status:** Assessor Review

**Documnet No.:** 434809

**Recording Date:** 10/4/2024

**State/County Stamp:** 1-045-067-952

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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>
ASHLYN MANTIA	413 STATION CROSSING	WATERLOO	IL	622980000	6182188438	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>
JEFFREY NAUMANN	833 NOTTINGHAM	WATERLOO	IL	622980000	6186602335	USA



Declaration ID: 20241006737969  
 Status: Assessor Review  
 Document No.: 435187  
 Recording Date: 10/31/2024

State/County Stamp: 1-387-961-520



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 823 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>08-17-381-059-000</u>	<u>.22</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/30/2024  
 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>2,521.00</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: 20241006737969

Status: Assessor Review

Document No.: 435187

Recording Date: 10/31/2024

State/County Stamp: 1-387-961-520

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

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

LOT 59 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 2-221 B AS DOCUMENT NO. 308089.

EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE SAME.

**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**

CREED & KAREN BRANSON

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

10415 S ROSE EDGE DR \_\_\_\_\_ BONNE TERRE \_\_\_\_\_ MO \_\_\_\_\_ 63628-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

703-659-7077 \_\_\_\_\_ 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**

JOHN L. & KAREN S. HAND

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

823 FOXGLOVE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3181  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-304-3390 \_\_\_\_\_ 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:**

JOHN L. & KAREN S. HAND \_\_\_\_\_ 823 FOXGLOVE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3181  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20241006737969

Status: Assessor Review

Document No.: 435187

Recording Date: 10/31/2024

State/County Stamp: 1-387-961-520

Preparer Information

USA
Country

LAUREN WEBER - 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: Phone extension: USA
Country

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

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

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

Illinois Department of Revenue Use Tab number



Declaration ID: 20241006723873  
 Status: Assessor Review  
 Document No.: 434914  
 Recording Date: 10/15/2024

State/County Stamp: 0-109-778-096



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

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

1 956 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. 1  
 3 Enter the primary parcel identifying number and lot size or acreage  
08-17-382-112-000 .29 Acres No  
 Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 10/10/2024  
 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: 3/25/2024  
 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 \_\_\_\_\_ 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 484,000.00  
 12a Amount of personal property included in the purchase 0.00



Declaration ID: 20241006723873

Status: Assessor Review

Document No.: 434914

Recording Date: 10/15/2024

State/County Stamp: 0-109-778-096

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			484,000.00
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			484,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			968.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			484.00
20 County tax stamps — multiply Line 18 by 0.25.	20			242.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			726.00

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

LOT 112 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**

VOGT BUILDERS, INC.

Seller's or trustee's name \_\_\_\_\_ Seller'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 \_\_\_\_\_  
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**

RACHEL HAZEN

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

956 FORBS DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0137  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

309-712-3315 \_\_\_\_\_ 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:**

RACHEL HAZEN \_\_\_\_\_ 956 FORBS DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0137  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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





Declaration ID: 20241006723873

Status: Assessor Review

Document No.: 434914

Recording Date: 10/15/2024

State/County Stamp: 0-109-778-096

LAUREN WEBER - 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:** 20241006723873

**Status:** Assessor Review

**Documnet No.:** 434914

**Recording Date:** 10/15/2024

**State/County Stamp:** 0-109-778-096

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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
MICHAEL E. BUGIE	956 FORBS DR	WATERLOO	IL	622980000	6180000000	USA



Declaration ID: 20240906716414  
 Status: Assessor Review  
 Document No.: 434758  
 Recording Date: 10/2/2024

State/County Stamp: 1-102-272-688



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

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

1 504 BENJAMIN 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

<u>08-18-349-076-000</u>	<u>.54</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/2/2024  
 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>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):                                 |
| 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      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>69,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240906716414

Status: Assessor Review

Document No.: 434758

Recording Date: 10/2/2024

State/County Stamp: 1-102-272-688

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			69,000.00
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			69,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			138.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			69.00
20 County tax stamps — multiply Line 18 by 0.25.	20			34.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			103.50

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

LOT NUMBER 76 OF REMLOK PHASE 3 FINAL PLAT; BEING A SUBDIVISION OF PART OF TAX LOTS 1 AND 2 OF U.S. SURVEY 641, CLAIM 1645, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED FEBRUARY 6, 2018, AS DOCUMENT NO. 394211 IN PLAT ENVELOPE 2-349B 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 DTD 5/3/2006

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		
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**

JOHN T. MARLO LIVING TRUST DTD 4/3/2000

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
5742 GRANDVIEW TER	WATERLOO	IL	62298-3402
Street address (after sale)	City	State	ZIP
618-407-5929	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:**

JOHN T. & SHERRI E. MARLO,	5742 GRANDVIEW TER	WATERLOO	IL	62298-3402
Trustees	Street address	City	State	ZIP

**Preparer Information**

USA
Country



Declaration ID: 20240906716414

Status: Assessor Review

Document No.: 434758

Recording Date: 10/2/2024

State/County Stamp: 1-102-272-688

LAUREN WEBER - 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:** 20240906716414

**Status:** Assessor Review

**State/County Stamp:** 1-102-272-688

**Documnet No.:** 434758

**Recording Date:** 10/2/2024

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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 DTD 5/3/2006	1187 N MOORE ST	WATERLOO	IL	622980000	6189397183	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>
SHERRI E. MARLO LIVING TRUST DTD 4/3/2000	5742 GRANDVIEW TER	WATERLOO	IL	622980000	6184075929	USA



Declaration ID: 20241006720037  
 Status: Assessor Review  
 Document No.: 434916  
 Recording Date: 10/15/2024

State/County Stamp: 1-451-955-376



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 735 REMLOK 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>08-19-100-002-000</u>	<u>1.71</u>	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/11/2024  
 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>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):                                 |
| 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      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>192,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006720037

Status: Assessor Review

Document No.: 434916

Recording Date: 10/15/2024

State/County Stamp: 1-451-955-376

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			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.

LOT 111 OF REMLOK PHASE 6 FINAL PLAT, A SUBDIVISION PART OF TAX LOTS 1 & 9, U.S. SURVEY 641, CLAIM 1645, T. 2 S., R. 9 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 2024, AS DOCUMENT NO. 434455 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 DTD 5/3/2006

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 \_\_\_\_\_  
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**

ZIYA BAGHMANLI

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

911 FORBES DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3173  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

734-709-3462 \_\_\_\_\_  
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:**

ZIYA BAGHMANLI \_\_\_\_\_ 911 FORBES DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3173  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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





Declaration ID: 20241006720037

Status: Assessor Review

Document No.: 434916

Recording Date: 10/15/2024

State/County Stamp: 1-451-955-376

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

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

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

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

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



**Declaration ID:** 20241006720037

**Status:** Assessor Review

**State/County Stamp:** 1-451-955-376

**Documnet No.:** 434916

**Recording Date:** 10/15/2024

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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 DTD 5/3/2006	1187 N MOORE ST	WATERLOO	IL	622980000	6189397183	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>
VAFA SALAHOVA	911 FORBES DR	WATERLOO	IL	622980000	7347093462	USA



Declaration ID: 20241006736655  
 Status: Assessor Review  
 Document No.: 435135  
 Recording Date: 10/29/2024

State/County Stamp: 0-417-262-768



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 736 REMLOK 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>08-19-100-002-000</u>	<u>.78</u>	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/29/2024  
 Date

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

6 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>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>94,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006736655

Status: Assessor Review

Document No.: 435135

Recording Date: 10/29/2024

State/County Stamp: 0-417-262-768

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			94,000.00
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			94,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			188.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			94.00
20 County tax stamps — multiply Line 18 by 0.25.	20			47.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			141.00

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

LOT 105 OF REMLOK PHASE 6 FINAL PLAT, A SUBDIVISION PART OF TAX LOTS 1 & 9, U.S. SURVEY 641, CLAIM 1645, T. 2 S., R. 9 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 2024, AS DOCUMENT NO. 434455 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 DTD 5/3/2006

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 \_\_\_\_\_  
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**

GREG A. & KELLI L. LEESMAN

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

218 S METTER AVE \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2254  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-406-0243 \_\_\_\_\_  
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:**

GREG A. & KELLI L. LEESMAN \_\_\_\_\_ 218 S METTER AVE \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2254  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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



Declaration ID: 20241006736655

Status: Assessor Review

Document No.: 435135

Recording Date: 10/29/2024

State/County Stamp: 0-417-262-768

LAUREN WEBER - 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:** 20241006736655

**Status:** Assessor Review

**Document No.:** 435135

**Recording Date:** 10/29/2024

**State/County Stamp:** 0-417-262-768

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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>
08-19-200-002-000	0.00	Acres	Yes

**Personal Property Table**



**Declaration ID:** 20241006736655

**Status:** Assessor Review

**State/County Stamp:** 0-417-262-768

**Documnet No.:** 435135

**Recording Date:** 10/29/2024

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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 DTD 5/3/2006	1187 N MOORE ST	WATERLOO	IL	622980000	6189397183	USA

### Additional Buyers Information



Declaration ID: 20241006720025  
 Status: Assessor Review  
 Document No.: 434910  
 Recording Date: 10/15/2024

State/County Stamp: 0-752-215-216



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 732 REMLOK 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>08-19-200-002-000</u>	<u>.79</u>	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/11/2024  
 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>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>89,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20241006720025

Status: Assessor Review

Document No.: 434910

Recording Date: 10/15/2024

State/County Stamp: 0-752-215-216

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			89,000.00
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			89,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			178.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			89.00
20 County tax stamps — multiply Line 18 by 0.25.	20			44.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			133.50

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

LOT 106 OF REMLOK PHASE 6 FINAL PLAT, A SUBDIVISION PART OF TAX LOTS 1 & 9, U.S. SURVEY 641, CLAIM 1645, T. 2 S., R. 9 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 2024, AS DOCUMENT NO. 434455 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 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 \_\_\_\_\_ 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**

ESTEBAN XAVIER & LESLEY MARIE SANCHEZ CUEVA

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

215 N SARAH ST UNIT 7 \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63108-3074  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-806-3301 \_\_\_\_\_ 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:**

ESTEBAN XAVIER & LESLEY MARIE 215 N SARAH ST UNIT 7 \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63108-3074  
Name of company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20241006720025

Status: Assessor Review

Document No.: 434910

Recording Date: 10/15/2024

State/County Stamp: 0-752-215-216

LAUREN WEBER - 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:** 20241006720025

**Status:** Assessor Review

**State/County Stamp:** 0-752-215-216

**Documnet No.:** 434910

**Recording Date:** 10/15/2024

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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 DTD 5/3/2006	1187 N MOORE ST	WATERLOO	IL	622980000	6189397183	USA

### Additional Buyers Information



Declaration ID: 20241006718628  
 Status: Assessor Review  
 Document No.: 434815  
 Recording Date: 10/4/2024

State/County Stamp: 0-288-929-968



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 607 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>08-19-249-013-000</u>	<u>.52</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/4/2024  
 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>         | 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    Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>  </u> 0.00
2 Senior Citizens	<u>  </u> 0.00
3 Senior Citizens Assessment Freeze	<u>  </u> 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>  </u> 720,000.00
12a Amount of personal property included in the purchase	12a <u>  </u> 0.00



Declaration ID: 20241006718628

Status: Assessor Review

Document No.: 434815

Recording Date: 10/4/2024

State/County Stamp: 0-288-929-968

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			720,000.00			
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	<input type="checkbox"/>	b	<input type="checkbox"/>	k	<input type="checkbox"/>	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			720,000.00			
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,440.00			
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			720.00			
20 County tax stamps — multiply Line 18 by 0.25.	20			360.00			
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			1,080.00			

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

LOT 13 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**

SEAN M. & KENDRA A. WOLTERS

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

3333 KARROS CT \_\_\_\_\_ EDWARDSVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62025-3233  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-967-1761 \_\_\_\_\_ 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**

CONNER M. & KRISTIN N. HALLORAN

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

607 LEGACY DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1894  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-920-7991 \_\_\_\_\_ 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:**

CONNER M. & KRISTIN N. \_\_\_\_\_ 607 LEGACY DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1894  
Name of company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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



Declaration ID: 20241006718628

Status: Assessor Review

Document No.: 434815

Recording Date: 10/4/2024

State/County Stamp: 0-288-929-968

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

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

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

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

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



Declaration ID: 20241006735017  
 Status: Assessor Review  
 Document No.: 435078  
 Recording Date: 10/25/2024

State/County Stamp: 1-164-389-552



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 409 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. 2

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

<u>08-19-300-003-000</u>	<u>.55</u>	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/25/2024  
 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      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>  X  </u> <u>  X  </u> Land/lot only                                    |          |
| b <u>    </u> Residence (single-family, condominium, townhome, or duplex)    |          |
| c <u>    </u> Mobile home residence  |          |
| d <u>    </u> Apartment building (6 units or less) No. of units: <u>    </u> |          |
| e <u>    </u> Apartment building (over 6 units) No. of units: <u>    </u>    |          |
| f <u>    </u> Office   |          |
| g <u>    </u> Retail establishment   |          |
| h <u>    </u> Commercial building (specify):                                 |          |
| i <u>    </u> Industrial building  |          |
| j <u>    </u> Farm   |          |
| k <u>    </u> Other (specify):   |          |

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

- 10 Identify only the items that apply to this sale.
- a      Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b      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>80,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006735017

Status: Assessor Review

Document No.: 435078

Recording Date: 10/25/2024

State/County Stamp: 1-164-389-552

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			80,000.00
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			80,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			160.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			80.00
20	County tax stamps — multiply Line 18 by 0.25.	20			40.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			120.00

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

LOT 50 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 106

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**

JOSEPH & EMILIE BOSTIC

Buyer's or trustee's name

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

7011 CHALKSTONE RD

Street address (after sale)

SAINT LOUIS

City

MO

State

63129-3992

ZIP

636-544-8660

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:**

JOSEPH & EMILIE BOSTIC

Name or company

7011 CHALKSTONE RD

Street address

SAINT LOUIS

City

MO

State

63129-3992

ZIP

USA

Country





Declaration ID: 20241006735017

Status: Assessor Review

Document No.: 435078

Recording Date: 10/25/2024

State/County Stamp: 1-164-389-552

**Preparer Information**

LAUREN WEBER - 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:** 20241006735017

**Status:** Assessor Review

**Document No.:** 435078

**Recording Date:** 10/25/2024

**State/County Stamp:** 1-164-389-552

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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>
08-19-317-050-000	.55	Acres	No

**Personal Property Table**



Declaration ID: 20241006727013  
 Status: Assessor Review  
 Document No.: 435070  
 Recording Date: 10/25/2024

State/County Stamp: 0-534-129-840



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 6100 KONARCIK ROAD  
 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>08-27-100-002-000</u>	<u>1.7</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/18/2024  
 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 type="checkbox"/>            | <input type="checkbox"/> Land/lot only   |
| b <input type="checkbox"/>            | <input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c <input type="checkbox"/>            | <input type="checkbox"/> Mobile home residence                                       |
| d <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____    |
| e <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____       |
| f <input type="checkbox"/>            | <input type="checkbox"/> Office  |
| g <input type="checkbox"/>            | <input type="checkbox"/> Retail establishment  |
| h <input type="checkbox"/>            | <input type="checkbox"/> Commercial building (specify):                              |
| i <input type="checkbox"/>            | <input type="checkbox"/> Industrial building   |
| j <input type="checkbox"/>            | <input type="checkbox"/> Farm  |
| k <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Other (specify): <u>CLUBHOUSE</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: \_\_\_\_\_

<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>43,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006727013

Status: Assessor Review

Document No.: 435070

Recording Date: 10/25/2024

State/County Stamp: 0-534-129-840

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			43,000.00
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			43,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			86.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			43.00
20 County tax stamps — multiply Line 18 by 0.25.	20			21.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			64.50

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

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, THENCE EAST, ALONG THE SOUTH LINE OF THE COUNTY ROAD, FOR AN APPROXIMATE DISTANCE OF 236 FEET TO THE CENTER LINE OF THE CREEK, THENCE SOUTHERLY, ALONG THE CENTER LINE OF SAID CREEK TO THE INTERSECTION WITH THE WEST LINE OF THE SAID NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 27, THENCE NORTH, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 27, FOR A DISTANCE OF 620 FEET TO THE POINT OF BEGINNING.

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**

ROGER L. STUMPF

Seller's or trustee's name

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

715 HARTMAN LN

Street address (after sale)

WATERLOO

City

IL

State

62298-1862

ZIP

618-444-7007

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**

REVOCABLE LIVING TRUST AGREEMENT OF ROBERT W. STUMPF AND AMY L. STUMPF

Buyer's or trustee's name

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

6017 OLD BAUM CHURCH RD

Street address (after sale)

WATERLOO

City

IL

State

62298-6347

ZIP

618-972-9647

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: 20241006727013

Status: Assessor Review

Document No.: 435070

Recording Date: 10/25/2024

State/County Stamp: 0-534-129-840

REVOCABLE LIVING TRUST	6017 OLD BAUM CHURCH RD	WATERLOO	IL	62298-6347
AGREEMENT OF ROBERT W. STUMPF AND AMY L. STUMPF	Street address	City	State	ZIP

USA  
Country

**Preparer Information**

DONNA WASHAUSEN - ACCENT TITLE INC

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
donna@acctitle.com	618-281-2040	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:** 20241006727013

**Status:** Assessor Review

**Document No.:** 435070

**Recording Date:** 10/25/2024

**State/County Stamp:** 0-534-129-840

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**Declaration ID:** 20241006727013

**Status:** Assessor Review

**State/County Stamp:** 0-534-129-840

**Documnet No.:** 435070

**Recording Date:** 10/25/2024

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### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
SUSAN A. STUMPF						

### Additional Buyers Information



Declaration ID: 20241006725257  
 Status: Assessor Review  
 Document No.: 434911  
 Recording Date: 10/15/2024

State/County Stamp: 1-513-219-248



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 12 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

08-29-101-012-000	1.7	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/11/2024  
 Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	6,000.00
2 Senior Citizens	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>521,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20241006725257

Status: Assessor Review

Document No.: 434911

Recording Date: 10/15/2024

State/County Stamp: 1-513-219-248

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			521,000.00
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			521,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,042.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			521.00
20 County tax stamps — multiply Line 18 by 0.25.	20			260.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			781.50

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

LOT 12 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, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS PER PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, ON APRIL 13, 1987, AS DOCUMENT NO. 147399 IN PLAT ENVELOPE 162-C.

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

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

**Seller Information**

SCOTT AND KIMBERLY GROSS

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

1214 CASTLE GREEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3356  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-612-5096 \_\_\_\_\_ 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**

ANDREW G. AND LISA TOENNIES

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

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

618-530-6889 \_\_\_\_\_ 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:**

ANDREW G. AND LISA TOENNIES \_\_\_\_\_ 12 COUNTRY LAKES LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2900  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20241006725257

Status: Assessor Review

Document No.: 434911

Recording Date: 10/15/2024

State/County Stamp: 1-513-219-248

LAUREN WEBER - 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>



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 206 OSTERHAGE 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

08-30-136-086-000

.19

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 10/4/2024

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 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 11 330,000.00  
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20241006718379

Status: Assessor Review

Document No.: 434803

Recording Date: 10/4/2024

State/County Stamp: 0-298-236-080

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			330,000.00
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			330,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			660.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			330.00
20 County tax stamps — multiply Line 18 by 0.25.	20			165.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			495.00

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

LOT NO. 86 OF PARKWOOD ESTATES, THIRD ADDITION, BEING A SUBDIVISION OF PART OF TAX LOT 1 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS PER PLAT RECORDED IN PLAT ENVELOPE 2-21B 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**

MICHAEL & KATIE KARR

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

609 FIELDVIEW DR \_\_\_\_\_ SMITHTON \_\_\_\_\_ IL \_\_\_\_\_ 62285-1566  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-444-8772 \_\_\_\_\_ 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**

SEAN & KELSEY DAVIS

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

206 OSTERHAGE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1591  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-484-7329 \_\_\_\_\_ 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:**

SEAN & KELSEY DAVIS \_\_\_\_\_ 206 OSTERHAGE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1591  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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



Declaration ID: 20241006718379

Status: Assessor Review

Document No.: 434803

Recording Date: 10/4/2024

State/County Stamp: 0-298-236-080

LAUREN WEBER - 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: 20241006729784  
 Status: Assessor Review  
 Document No.: 434986  
 Recording Date: 10/21/2024

State/County Stamp: 1-190-491-312



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 412 SYCAMORE 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

08-30-304-017-000

.32

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 10/18/2024  
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  Land/lot only
- b   Residence (single-family, condominium, townhome, or duplex)
- c  Mobile home residence
- d  Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e  Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f  Office
- g  Retail establishment
- h  Commercial building (specify): \_\_\_\_\_
- i  Industrial building
- j  Farm
- k  Other (specify): \_\_\_\_\_

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	6,000.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	28,014.00

### 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	330,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241006729784

Status: Assessor Review

Document No.: 434986

Recording Date: 10/21/2024

State/County Stamp: 1-190-491-312

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			330,000.00
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			330,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			660.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			330.00
20 County tax stamps — multiply Line 18 by 0.25.	20			165.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			495.00

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

LOT 57 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, MONROE COUNTY, ILLINOIS, AS SHOWN BY PAGE 58 OF BOOK OF PLATS "C" 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**

JOANN M. ALTSCHUH

Seller's or trustee's name

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

735 COLUMBIA AVE APT 16

Street address (after sale)

WATERLOO

City

IL

State

62298-1089

ZIP

618-560-9901

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**

ANDREW KYLE & JESSICA VAUGHN

Buyer's or trustee's name

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

412 SYCAMORE DR

Street address (after sale)

WATERLOO

City

IL

State

62298-1740

ZIP

314-299-5949

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:**

ANDREW KYLE & JESSICA VAUGHN 412 SYCAMORE DR

Name or company

Street address

WATERLOO

City

IL

State

62298-1740

ZIP

USA

Country

**Preparer Information**



Declaration ID: 20241006729784

Status: Assessor Review

Document No.: 434986

Recording Date: 10/21/2024

State/County Stamp: 1-190-491-312

LAUREN WEBER - 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: 20241006718683  
 Status: Assessor Review  
 Document No.: 434775  
 Recording Date: 10/3/2024

State/County Stamp: 0-033-667-248



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 418 SYCAMORE 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>08-30-304-020-000</u>	<u>0.29</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/2/2024  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>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>380,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006718683

Status: Assessor Review

Document No.: 434775

Recording Date: 10/3/2024

State/County Stamp: 0-033-667-248

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			380,000.00
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			380,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			760.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			380.00
20 County tax stamps — multiply Line 18 by 0.25.	20			190.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			570.00

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

LOT 60 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, MONROE COUNTY, ILLINOIS, AS SHOWN BY PAGE 58 OF BOOK OF PLATS "C", NOW IN PLAT ENVELOPE 106-A 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**

JOHN CHARLES WAGNER

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

6619 BRAND LAKE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3052  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-440-6900 \_\_\_\_\_ 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**

DUANE B. STIPP

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

418 SYCAMORE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1740  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

217-377-2766 \_\_\_\_\_ 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:**

DUANE B. STIPP \_\_\_\_\_ 418 SYCAMORE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1740  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20241006718683

Status: Assessor Review

Document No.: 434775

Recording Date: 10/3/2024

State/County Stamp: 0-033-667-248

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0824-2616

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PKWY

COLUMBIA

IL

62236-2507

Street address

City

State

ZIP

ashley@acctitle.com

618-281-2040

204

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

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



**Declaration ID:** 20241006718683

**Status:** Assessor Review

**Documnet No.:** 434775

**Recording Date:** 10/3/2024

**State/County Stamp:** 0-033-667-248

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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
JOAN E. STIPP	418 SUCAMORE DR	WATERLOO	IL	622980000	2173772936	USA



Declaration ID: 20241006735061  
 Status: Assessor Review  
 Document No.: 435115  
 Recording Date: 10/28/2024

State/County Stamp: 0-272-952-496



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 219 E HARRISONVILLE DRIVE  
 Street address of property (or 911 address, if available)

VALMEYER 62295-0000  
 City or village ZIP

T3S R11W  
 Township

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

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

<u>09-02-249-038-000</u>	<u>.21</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/25/2024  
 Date

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

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

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

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

- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| Current                               | Intended                            |
| a <input type="checkbox"/>            | <input type="checkbox"/>            |
| b <input type="checkbox"/>            | <input type="checkbox"/>            |
| c <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| d <input type="checkbox"/>            | <input type="checkbox"/>            |
| e <input type="checkbox"/>            | <input type="checkbox"/>            |
| f <input type="checkbox"/>            | <input type="checkbox"/>            |
| g <input type="checkbox"/>            | <input type="checkbox"/>            |
| h <input type="checkbox"/>            | <input type="checkbox"/>            |
| i <input type="checkbox"/>            | <input type="checkbox"/>            |
| j <input type="checkbox"/>            | <input type="checkbox"/>            |
| k <input type="checkbox"/>            | <input type="checkbox"/>            |

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

<input type="checkbox"/>	Demolition/damage	<input type="checkbox"/>	Additions	<input type="checkbox"/>	Major remodeling
<input type="checkbox"/>	New construction	<input type="checkbox"/>	Other (specify):		

10 Identify only the items that apply to this sale.

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

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>5,000.00</u>
3 Senior Citizens Assessment Freeze	<u>10,352.00</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>100,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20241006735061

Status: Assessor Review

Document No.: 435115

Recording Date: 10/28/2024

State/County Stamp: 0-272-952-496

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			100,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			100,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			200.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			100.00
20 County tax stamps — multiply Line 18 by 0.25.	20			50.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			150.00

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

LOT 38 OF THE NEW VALMEYER - PHASE 1 AS SHOWN ON PLAT RECORDED AUGUST 3, 1994, AS DOCUMENT NO. 194189 IN PLAT ENVELOPE 2-10B 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**

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

631 N MARKET ST  
 Street address (after sale) \_\_\_\_\_ WATERLOO IL 62298-1010  
 City State ZIP

618-939-2646  
 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**

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

219 E HARRISONVILLE DR  
 Street address (after sale) \_\_\_\_\_ VALMEYER IL 62295-3104  
 City State ZIP

314-484-4846  
 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:**

DAKOTA T. GAGLIARDI 219 E HARRISONVILLE DR VALMEYER IL 62295-3104  
 Name or company Street address City State ZIP

USA  
 Country

**Preparer Information**

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY



Declaration ID: 20241006735061

Status: Assessor Review

Document No.: 435115

Recording Date: 10/28/2024

State/County Stamp: 0-272-952-496

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: 20241006729747  
 Status: Assessor Review  
 Document No.: 434982  
 Recording Date: 10/18/2024

State/County Stamp: 1-995-289-776



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 4705 VANDEBROOK DRIVE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T3S R10W  
 Township

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

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

<u>10-01-133-023-000</u>	<u>.31</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/18/2024  
 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 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>341,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20241006729747

Status: Assessor Review

Document No.: 434982

Recording Date: 10/18/2024

State/County Stamp: 1-995-289-776

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			341,000.00
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"/> m <input type="checkbox"/>
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			341,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			682.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			341.00
20 County tax stamps — multiply Line 18 by 0.25.	20			170.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			511.50

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

LOT 23 OF "STONEFIELD" SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 10 WEST, OF THE 3RD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED DECEMBER 13, 2001 IN PLAT ENVELOPE 2-140A 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**

CHRISTOPHER & RACHEL TUJDOWSKI

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

806 CONE FLOWER DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3179  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

773-543-9281 \_\_\_\_\_  
 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**

JESSICA R. MOLINARI

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

4705 VANDEBROOK DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2773  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-323-1340 \_\_\_\_\_  
 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:**

JESSICA R. MOLINARI \_\_\_\_\_ 4705 VANDEBROOK DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2773  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20241006729747

Status: Assessor Review

Document No.: 434982

Recording Date: 10/18/2024

State/County Stamp: 1-995-289-776

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

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

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

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

**To be completed by the Chief County Assessment Officer**

**1** \_\_\_\_\_ County \_\_\_\_\_ Township \_\_\_\_\_ Class \_\_\_\_\_ Cook-Minor \_\_\_\_\_ Code 1 \_\_\_\_\_ Code 2

**2** Board of Review's final assessed value for the assessment year prior to the year of sale.

Land \_\_\_\_\_

Buildings \_\_\_\_\_

Total \_\_\_\_\_

**3** Year prior to sale \_\_\_\_\_

**4** Does the sale involve a mobile home assessed as real estate? \_\_\_\_\_ Yes \_\_\_\_\_ No

**5** Comments \_\_\_\_\_

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



**Declaration ID:** 20241006729747

**Status:** Assessor Review

**Documnet No.:** 434982

**Recording Date:** 10/18/2024

**State/County Stamp:** 1-995-289-776

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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
MICHELLE MELTON	4705 VANDEBROOK DR	WATERLOO	IL	622980000	3143231340	USA



Declaration ID: 20241006718579  
 Status: Assessor Review  
 Document No.: 434817  
 Recording Date: 10/4/2024

State/County Stamp: 1-459-566-768



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1123 FRANKLIN STREET  
 Street address of property (or 911 address, if available)

MAEYSTOWN 62256-0000  
 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>10-32-382-012-000</u>	<u>.2</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/4/2024  
 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      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>145,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006718579

Status: Assessor Review

Document No.: 434817

Recording Date: 10/4/2024

State/County Stamp: 1-459-566-768

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			145,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			145,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			290.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			145.00
20 County tax stamps — multiply Line 18 by 0.25.	20			72.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			217.50

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

LOT 9 IN BLOCK 2 IN MAEYS' FIRST ADDITION TO THE TOWN, NOW VILLAGE, OF MAEYSTOWN, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 44 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS) 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**

REVOCABLE LIVING TRUST OF JOSEPH RAPHAEL SIEKMANN

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

24 HILLSBOROUGH DR \_\_\_\_\_ COLLINSVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62234-6334  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-345-0568 \_\_\_\_\_ 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**

JEANETTE MCCLELLAN

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

PO BOX 58 \_\_\_\_\_ MAEYSTOWN \_\_\_\_\_ IL \_\_\_\_\_ 62256-0058  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-792-1138 \_\_\_\_\_ 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:**

JEANETTE MCCLELLAN \_\_\_\_\_ PO BOX 58 \_\_\_\_\_ MAEYSTOWN \_\_\_\_\_ IL \_\_\_\_\_ 62256-0058  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY

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



Declaration ID: 20241006718579

Status: Assessor Review

Document No.: 434817

Recording Date: 10/4/2024

State/County Stamp: 1-459-566-768

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:** 20241006718579

**Status:** Assessor Review

**State/County Stamp:** 1-459-566-768

**Documnet No.:** 434817

**Recording Date:** 10/4/2024

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
REVOCABLE LIVING TRUST OF LORETTA FRANCES SIEKMANN	24 HILLSBOROUGH DR	COLLINSVILLE	IL	622340000	6183450568	USA

### Additional Buyers Information



Declaration ID: 20241006718923  
 Status: Assessor Review  
 Document No.: 434842  
 Recording Date: 10/7/2024

State/County Stamp: 0-301-660-336



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 6461 S RONNIE DRIVE  
 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>11-05-201-033-000</u>	<u>.47</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/7/2024  
 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>60,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20241006718923

Status: Assessor Review

Document No.: 434842

Recording Date: 10/7/2024

State/County Stamp: 0-301-660-336

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>60,000.00</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>60,000.00</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>120.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>60.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>30.00</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>90.00</u>

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

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE NORTH 379 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO A POINT ON THE NORTHERLY SIDE OF A PRIVATE ROADWAY; THENCE SOUTH 65 DEGREES EAST 108 FEET ALONG THE NORTHERLY LINE OF THE ROADWAY TO A POST FOR A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 65 DEGREES EAST 60 FEET ALONG THE SAID NORTHERLY LINE OF THE ROADWAY TO A POST; THENCE NORTH 6 DEGREES 30 MINUTES EAST 168 FEET TO A POST; THENCE NORTH 68 DEGREES WEST 60 FEET TO A POST; THENCE SOUTH 6 DEGREES 30 MINUTES WEST 164 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS.

ALSO:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE NORTH 379 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO A POINT ON THE NORTHERLY SIDE OF A PRIVATE ROADWAY; THENCE SOUTH 65 DEGREES EAST 168 FEET ALONG THE NORTHERLY LINE OF SAID ROADWAY TO A POST FOR A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 65 DEGREES EAST 61 FEET ALONG THE NORTHERLY LINE OF THE ROADWAY TO A POST; THENCE NORTH 6 DEGREES 10 MINUTES EAST 177 FEET TO A POST; THENCE NORTH 73 DEGREES WEST 59 FEET TO A POST; THENCE SOUTH 6 DEGREES 30 MINUTES WEST 168 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 24 AND LOT 25 OF "LAKE RONNIE", BEING PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS RECORDED IN SURVEYOR'S BLACK BOOK, PAGE 335.

**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**

PATRICK R. & TRACEY A. AHRENS

Seller's or trustee's name

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

401 S MARKET ST  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1626  
ZIP

618-541-9937  
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.



Declaration ID: 20241006718923

Status: Assessor Review

Document No.: 434842

Recording Date: 10/7/2024

State/County Stamp: 0-301-660-336

Buyer Information

BRIAN G. SWEET

Buyer's or trustee's name

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

6461 S RONNIE DR
Street address (after sale)

WATERLOO
City

IL
State

62298-2801
ZIP

618-340-0497

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:

BRIAN G. SWEET

Name or company

6461 S RONNIE DR

Street address

WATERLOO

City

IL

State

62298-2801

ZIP

USA

Country

Preparer Information

LAUREN WEBER - 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

Illinois Department of Revenue Use Tab number



**Declaration ID:** 20241006718923

**Status:** Assessor Review

**Document No.:** 434842

**Recording Date:** 10/7/2024

**State/County Stamp:** 0-301-660-336

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Declaration ID: 20241006738809  
 Status: Assessor Review  
 Document No.: 435158  
 Recording Date: 10/30/2024

State/County Stamp: 1-557-208-240



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 9381 NIKE 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>12-01-200-005-000</u>	<u>1.00</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/29/2024  
 Date

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

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

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

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

- |         |                                     |   |
|---------|-------------------------------------|---|
| Current | Intended                            |   |
| a       | <input type="checkbox"/>            | 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>145,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006738809

Status: Assessor Review

Document No.: 435158

Recording Date: 10/30/2024

State/County Stamp: 1-557-208-240

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			145,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			145,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			290.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			145.00
20 County tax stamps — multiply Line 18 by 0.25.	20			72.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			217.50

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

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF TAX LOT 9 OF SURVEY 605, CLAIM 2071, (AS SHOWN ON PAGE 111 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A") WITH THE NORTH LINE OF A HIGHWAY KNOWN AS DEFENSE ACCESS ROAD - NIKE SITE-SL 40 AS SHOWN BY PLAT OF SAID HIGHWAY IN PLAT BOOK "C" ON PAGE 17 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE EASTERLY 208.7 FEET ALONG THE SAID NORTH LINE OF SAID DEFENSE ACCESS ROAD TO A POINT; THENCE NORTH 7 DEGREES 35 MINUTES WEST 208.7 FEET TO A POINT; THENCE WESTERLY 208.7 FEET ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF THE DEFENSE ACCESS ROAD TO A POINT ON THE WEST LINE OF SAID TAX LOT 9; THENCE SOUTH 7 DEGREES 35 MINUTES EAST 208.7 FEET ALONG THE SAID WEST LINE OF TAX LOT 9 TO THE PLACE OF BEGINNING, AND BEING PART OF TAX LOT 9 OF SURVEY 605, CLAIM 2071 IN TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE 3RD P.M., IN 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**

SHELLY L GONZALEZ

Seller's or trustee's name

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

9381 NIKE RD

Street address (after sale)

NEW ATHENS

City

IL

State

62264-3309

ZIP

618-615-2984

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**

RYAN SHULL

Buyer's or trustee's name

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

9381 NIKE RD

Street address (after sale)

NEW ATHENS

City

IL

State

62264-3309

ZIP

618-612-9251

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: 20241006738809

Status: Assessor Review

Document No.: 435158

Recording Date: 10/30/2024

State/County Stamp: 1-557-208-240

is true, correct, and complete.

Mail tax bill to:

RYAN SHULL 9381 NIKE RD NEW ATHENS IL 62264-3309
Name or company Street address City State ZIP

USA
Country

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)
Preparer's file number (if applicable) COLUMBIA City 618-281-2040 Preparer's daytime phone
Escrow number (if applicable) IL 62236-2507 State ZIP 204 USA Country Phone extension

[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:** 20241006738809

**Status:** Assessor Review

**Document No.:** 435158

**Recording Date:** 10/30/2024

**State/County Stamp:** 1-557-208-240

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**Declaration ID:** 20241006738809

**Status:** Assessor Review

**State/County Stamp:** 1-557-208-240

**Documnet No.:** 435158

**Recording Date:** 10/30/2024

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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>
TOMAS GONZALEZ	9381 NIKE RD	NEW ATHENS	IL	622640000	6186152984	USA

### Additional Buyers Information





Declaration ID: 20241006724169  
 Status: Assessor Review  
 Document No.: 434918  
 Recording Date: 10/15/2024

State/County Stamp: 0-950-408-368



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 3561 STATE ROUTE 3  
 Street address of property (or 911 address, if available)

RED BUD 62278-0000  
 City or village ZIP

T4S R9W  
 Township

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

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

<u>16-01-400-003-000</u>	<u>4</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/14/2024  
 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       | <u>  </u>   | Land/lot only  |
| b       | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | 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: \_\_\_\_\_

<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	<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>140,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006724169

Status: Assessor Review

State/County Stamp: 0-950-408-368

Document No.: 434918

Recording Date: 10/15/2024

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			140,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			140,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			280.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			140.00
20 County tax stamps — multiply Line 18 by 0.25.	20			70.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			210.00

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

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 9 WEST, OF THE 3RD. P.M. ; MONROE COUNTY, ILLINOIS ; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREES 00 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER QUARTER FOR A DISTANCE OF 36.94 FEET TO AN IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 3 (BEING 30 FEET SOUTH OF THE CENTERLINE OF OLD ROUTE 3), REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MONROE COUNTY RECORDER'S OFFICE IN PLAT BOOK "B" ON PAGE 142 ; THENCE NORTH 89 DEGREES 21 MINUTES 54 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 209.55 FEET TO AN IRON PIN MARKING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE NORTH 89 DEGREES 21 MINUTES 54 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 425.00 FEET TO AN IRON PIN; THENCE SOUTH 01 DEGREES 00 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 410.00 FEET TO AN IRON PIN ; THENCE SOUTH 89 DEGREES 21 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 425.00 FEET TO AN IRON PIN; THENCE NORTH 01 DEGREES 00 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 410.00 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**

DANIEL E. AND SARAH E. REKOSH

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

10980 RALLS RIDGE RD \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-4332  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-340-1287 \_\_\_\_\_ 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**

TIMOTHY E. AND DEBRA A. REKOSH

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

3606 OLD STATE ROUTE 3 \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-4034  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-975-0806 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_



Declaration ID: 20241006724169

Status: Assessor Review

Document No.: 434918

Recording Date: 10/15/2024

State/County Stamp: 0-950-408-368

Under penalties of perjury, I 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:

TIMOTHY E. AND DEBRA A. 3606 OLD STATE ROUTE 3 RED BUD IL 62278-4034  
Name of company Street address City State ZIP

USA  
Country

Preparer Information

LAUREN WEBER - 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

Under penalties of perjury, I 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:** 20241006724169

**Status:** Assessor Review

**Document No.:** 434918

**Recording Date:** 10/15/2024

**State/County Stamp:** 0-950-408-368

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Declaration ID: 20240906714904  
 Status: Assessor Review  
 Document No.: 434869  
 Recording Date: 10/9/2024

State/County Stamp: 0-373-966-000



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 6001 MM ROAD  
 Street address of property (or 911 address, if available)

RED BUD 62278-0000  
 City or village ZIP

T4S R9W  
 Township

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

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

<u>16-04-400-004-000</u>	<u>6.0</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/4/2024  
 Date

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

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

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

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

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

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 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>800,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240906714904

Status: Assessor Review

Document No.: 434869

Recording Date: 10/9/2024

State/County Stamp: 0-373-966-000

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			800,000.00
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			800,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,600.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			800.00
20	County tax stamps — multiply Line 18 by 0.25.	20			400.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			1,200.00

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

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND 220 FEET IN WIDTH (NORTH AND SOUTH) OFF OF THE NORTH SIDE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE ABOVE DESCRIBED REAL ESTATE IN AND TO A STRIP OF LAND 20 FEET WIDE ALONG THE EAST SIDE OF THE NORTH 220 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4 CONTINUING UNTIL THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING A CONTINUATION OF THE INGRESS AND EGRESS DESCRIBED BELOW. THIS IS RESERVED BY THE GRANTORS FOR THEMSELVES, THEIR HEIRS AND ASSIGNS.

ALSO THE RIGHT OF INGRESS, ALONG WITH OTHERS, IN AND TO A STRIP OF LAND 20 FEET IN WIDTH, BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4 OF TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING A POINT IN A PUBLIC ROAD; THENCE WEST 10 FEET TO A POINT OF BEGINNING OF THE CENTERLINE; THENCE NORTH ALONG A LINE PARALLEL TO AND 10 FEET WEST OF THE EAST LINE OF SAID SECTION 4 TO A POINT OF ENDING ON THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT. GRANTORS, THEIR HEIRS AND ASSIGNS, RESERVE THE RIGHT TO USE THIS EASEMENT WITH THE GRANTEES.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

**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**

DERRICK F. AND CARLA A. HESS

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

6320 HESS LN \_\_\_\_\_ EVANSVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62242-2158  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-340-5630 \_\_\_\_\_ 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**

BRIAN A. AND CHRISTINE L. ZANDERS COX



Declaration ID: 20240906714904

Status: Assessor Review

Document No.: 434869

Recording Date: 10/9/2024

State/County Stamp: 0-373-966-000

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 10280 PINE CREST RD \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-4438  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 618-973-1199 \_\_\_\_\_  
 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 A. AND CHRISTINE L. \_\_\_\_\_ 10280 PINE CREST RD \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-4438  
 Name of company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 IANDERS COY  
 USA \_\_\_\_\_  
 Country \_\_\_\_\_

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES  
 Preparer and company name \_\_\_\_\_ Preparer's file number (if applicable) \_\_\_\_\_ Escrow number (if applicable) \_\_\_\_\_  
 205 E MARKET ST \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-1525  
 Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 cooperlieferlaw@gmail.com \_\_\_\_\_ 618-282-3866 \_\_\_\_\_ USA \_\_\_\_\_  
 Preparer's email address (if available) \_\_\_\_\_ Preparer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

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

To be completed by the Chief County Assessment Officer	
<p><b>1</b> _____            County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____            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>
<p><b>Illinois Department of Revenue Use</b></p>	<p><b>Tab number</b></p>



**Declaration ID:** 20240906714904

**Status:** Assessor Review

**Document No.:** 434869

**Recording Date:** 10/9/2024

**State/County Stamp:** 0-373-966-000

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Declaration ID: 20240806770442  
 Status: Assessor Review  
 Document No.: 434951  
 Recording Date: 10/17/2024

State/County Stamp: 1-785-156-784



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2003 MAIN STREET

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

RENAULT 62279-0000  
 City or village ZIP

T4S R9W  
 Township

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

<u>16-30-449-033-000</u>	<u>60' X 120'</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/8/2024  
 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: \_\_\_\_\_

<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>116,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240806770442

Status: Assessor Review

Document No.: 434951

Recording Date: 10/17/2024

State/County Stamp: 1-785-156-784

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			116,000.00
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			116,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			232.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			116.00
20 County tax stamps — multiply Line 18 by 0.25.	20			58.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			174.00

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

LOT NUMBERED 5 IN BLOCK NUMBER 7 AS SHOWN BY PLAT OF GLASCOW CITY IN PLAT RECORD "A" ON PAGE 13 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS. ALL SITUATED IN RENAULT, MONROE COUNTY, AND STATE OF ILLINOIS.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

**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**

JLKELLER PROPERTIES, LLC

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

4958 KASKASKIA RD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3718  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-975-9069 \_\_\_\_\_ 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**

DANA L. TRUMAN

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

2003 MAIN STREET \_\_\_\_\_ RENAULT \_\_\_\_\_ IL \_\_\_\_\_ 62279-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-979-1023 \_\_\_\_\_ 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:**

DANA L. TRUMAN \_\_\_\_\_ 2003 MAIN STREET \_\_\_\_\_ RENAULT \_\_\_\_\_ IL \_\_\_\_\_ 62279-0000  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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



Declaration ID: 20240806770442

Status: Assessor Review

Document No.: 434951

Recording Date: 10/17/2024

State/County Stamp: 1-785-156-784

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6451

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

RED BUD

IL

62278-1525

Street address

City

State

ZIP

cooperlieferlaw@gmail.com

618-282-3866

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

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



Declaration ID: 20241006732532  
 Status: Assessor Review  
 Document No.: 435148  
 Recording Date: 10/29/2024

State/County Stamp: 1-127-279-792



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1771 G ROAD  
 Street address of property (or 911 address, if available)  
PRAIRIE DU ROCHER 62277-0000  
 City or village ZIP  
T4S R9W  
 Township

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

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

<u>16-31-400-001-000</u>	<u>5.1</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/18/2024  
 Date

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

6 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>11,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>17,340.00</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>158,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006732532

Status: Assessor Review

State/County Stamp: 1-127-279-792

Document No.: 435148

Recording Date: 10/29/2024

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			158,000.00
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			158,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			316.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			158.00
20	County tax stamps — multiply Line 18 by 0.25.	20			79.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			237.00

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

PARCEL 1:

TRACT 1:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 OF TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; THENCE WEST ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT ON THE WEST LINE OF A PUBLIC ROAD, FOR A DISTANCE OF 786 FEET; THENCE SOUTH 11° 30' EAST 79' ALONG THE WEST LINE OF THE PUBLIC ROAD TO A POST FOR A POINT OF BEGINNING; THENCE SOUTH 75° 30' WEST 343 FEET TO A POST; THENCE SOUTH 8° EAST 250 FEET TO A POST; THENCE NORTH 75° EAST 400 FEET TO A POST ON THE WESTERLY LINE OF SAID PUBLIC ROAD; THENCE NORTH 19° WEST 250 FEET ALONG THE SAID WESTERLY LINE OF THE PUBLIC ROAD TO THE PLACE OF BEGINNING, CONTAINING 2.10 ACRES, MORE OR LESS, AND BEING A PART OF TAX LOT 1-B OF SECTION 31 OF TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 23 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF MONROE COUNTY, ILLINOIS RECORDS.

AND

TRACT 2:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE EAST QUARTER OF SECTION 31 OF TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; THENCE WEST 786 FEET ALONG THE LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT BEGINNING ON THE WESTERLY LINE OF A PUBLIC ROAD; THENCE SOUTH 11° EAST 79 FEET ALONG THE WESTERLY LINE OF SAID PUBLIC ROAD TO A POST THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORD 107, PAGE 322, RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS; THENCE SOUTH 75° WEST 343 FEET ALONG THE NORTHWESTERLY LINE OF THAT TRACT DESCRIBED IN DEED RECORD 107 AT PAGE 322 TO THE MOST WESTERLY CORNER THEREOF; THENCE SOUTH 8° EAST 250 FEET ALONG THE WESTERLY LINE OF SAID TRACT TO THE MOST SOUTHERLY CORNER OF SAID DESCRIBED TRACT; THENCE SOUTH 75° WEST 175 FEET TO A POINT; THENCE NORTH 8° WEST 415 FEET TO A POINT; THENCE NORTH 75° EAST 510 FEET TO A POINT ON THE WESTERLY LINE OF THE PUBLIC ROAD; THENCE SOUTH 11° 30' EAST 86 FEET ALONG THE WESTERLY LINE OF THE SAID PUBLIC ROAD TO THE PLACE OF BEGINNING, CONTAINING 3 ACRES, MORE OR LESS, AND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 31, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, 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 JOHN W. BURNS

Seller's or trustee's name

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

209 S BROADWAY  
Street address (after sale)

HOFFMAN  
City

IL  
State

62250-1020  
ZIP

618-792-5747  
Seller's daytime phone

Phone extension

USA  
Country



Declaration ID: 20241006732532

Status: Assessor Review

Document No.: 435148

Recording Date: 10/29/2024

State/County Stamp: 1-127-279-792

Under penalties of perjury, I 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**

ANNA M. SCHULTHEIS

Buyer's or trustee's name

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

1771 G RD

Street address (after sale)

PRAIRIE DU ROCHER

City

IL

State

62277-1213

ZIP

618-826-2515

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:**

ANNA M. SCHULTHEIS

Name or company

1771 G RD

Street address

PRAIRIE DU ROCHER

City

IL

State

62277-1213

ZIP

USA

Country

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

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



**Declaration ID:** 20241006732532

**Status:** Assessor Review

**Document No.:** 435148

**Recording Date:** 10/29/2024

**State/County Stamp:** 1-127-279-792

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**Declaration ID:** 20241006732532

**Status:** Assessor Review

**Documnet No.:** 435148

**Recording Date:** 10/29/2024

**State/County Stamp:** 1-127-279-792

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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
RICHARD E. DILLOW, JR.	1771 G ROAD	PRAIRIE DU ROCHER	IL	622770000	6188262515	USA





# PTAX-203

## Illinois Real Estate Transfer Declaration



DocId:8025443  
Tx:4020087

Monroe County, Illinois  
Jonathan McLean, Recorder

**P-435143**

Recording Fee: 0.00

RHSP Fee:

Pages Recorded: 3

Date Recorded: 10/29/2024 02:29 PM

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

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

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

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

1 1141 Lakeview Drive  
Street address of property (or 911 address, if available)

Waterloo, Illinois 62298  
City or village ZIP

T 2 S, R 10 W  
Township

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

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

Property index number (PIN)	Lot size or acreage
a. <u>07-35-281-031</u>	<u>104' x 218' irregular</u>
b. _____	_____
c. _____	_____
d. _____	_____

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

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

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

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

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

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

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

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

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

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

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

1 General/Alternative	\$ <u>6000.00</u>
2 Senior Citizens	\$ <u>0</u>
3 Senior Citizens Assessment Freeze	\$ <u>0</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>82,500.00</u>
12a Amount of personal property included in the purchase	12a \$ <u>0</u>
12b Was the value of a mobile home included on Line 12a?	12b <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ <u>82,500.00</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</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15 \$ <u>0</u>
16 If this transfer is exempt, use an "X" to identify the provision.	16 <input type="checkbox"/> b <input type="checkbox"/> k
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ <u>82,500.00</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>165.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ <u>82.50</u>
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ <u>41.25</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ <u>123.75</u>

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

**Step 3: Enter 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 enter 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.)**

Stephen H. KostECKI and Connie L. KostECKI, Trustees of the Stephen H. & Connie L. KostECKI Trust dated January 25, 2008

Seller's or trustee's name 6238 Maestown Road		Seller's trust number (if applicable - not an SSN or FEIN) Waterloo IL 62298	
Street address (after sale) <i>Connie L. KostECKI, Trustee</i>		City ( 618 ) 540-8637	State ZIP
Seller's or agent's signature		Seller's daytime phone	

**Buyer Information (Please print.)**

Kevin R. Kohlmeier, Trustee of the Kevin R. Kohlmeier Trust dated May 16, 2024

Buyer's or trustee's name 1141 Lakeview Drive		Buyer's trust number (if applicable - not an SSN or FEIN) Waterloo IL 62298	
Street address (after sale) <i>K. R. Kohlmeier</i>		City ( 618 ) 719-1103	State ZIP
Buyer's or agent's signature		Buyer's daytime phone	

**Mail tax bill to:**

Kevin R. Kohlmeier, Trustee	1141 Lakeview Drive	Waterloo	IL 62298
Name or company	Street address	City	State ZIP

**Preparer Information (Please print.)**

Adams & Huetsch

Preparer's and company's name 101 East Mill		Preparer's file number (if applicable) Waterloo IL 62298	
Street address <i>[Signature]</i>		City ( 618 ) 939-6126	State ZIP
Preparer's signature		Preparer's daytime phone	

Preparer's e-mail address (if available)

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

**To be completed by the Chief County Assessment Officer**

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

Illinois Department of Revenue Use

Tab number

An undivided one-half interest

Commencing at the intersection of the Northerly Right of Way line of FAS Route No. 855 with the West line of Section 36 T. 2 S., R. 10 W. of the 3<sup>rd</sup> P.M., Monroe County, and State of Illinois; thence North 72 degrees East 72 feet along the Northerly Right of Way line of said Highway to a post for a beginning corner; thence North 68 degrees East 100 feet along the said Northerly R.O.W. line to a post; thence North 17 degrees 30' West 218 feet to a post; thence South 71 degrees West 98 feet to a post; thence South 16 degrees 40' East 219 feet to the place of beginning, containing 0.50 acres, more or less, and being part of Tax Lot 3-B of Section 36 T. 2 S., R. 10 W. of the 3<sup>rd</sup> P.M., Monroe County, and State of Illinois;

AND, Beginning at the Southeasterly corner of that tract heretofore conveyed to Fremond W. Kohlmeier and Laverne L. Kohlmeier, his wife, as shown by deed of record in Deed Record 75 on page 267, Recorder's Office, Monroe County, Illinois; and being located in Section 36 of Township 2 South, Range 10 West of the 3<sup>rd</sup> P.M., Monroe County, Illinois; thence North 17 degrees 30' West 218 feet along the Easterly line of said referred tract to the Northeasterly corner of said tract; thence North 71 degrees East 6 feet to a point; thence South 17 degrees 30' East 218 feet, more or less, to a point on the Northerly Right-of-Way line of a highway known as Federal Aid Secondary Route No. 855; thence Southwesterly 6 feet along the said Right-of-Way line to the place of beginning, and being part of Tax Lot 3-B of Section 36 of Township 2 South, Range 10 West of the 3<sup>rd</sup> P.M., City of Waterloo, Monroe County, Illinois.

Subject to easements, conditions, and restrictions of record.



Declaration ID: 20241006728624  
 Status: Assessor Review  
 Document No.: 434978  
 Recording Date: 10/18/2024

State/County Stamp: 2-072-671-408



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2430 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>04-04-350-216-000</u>	<u>0.19</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/16/2024  
 Date

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

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

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

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

- |         |                                     |   |
|---------|-------------------------------------|---|
| Current | Intended                            |   |
| a       | <input 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>350,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20241006728624

Status: Assessor Review

Document No.: 434978

Recording Date: 10/18/2024

State/County Stamp: 2-072-671-408

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 216 "COLUMBIA LAKES III – PHASE 4, 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 2-188A, AS DOCUMENT NO. 292185.

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**

LINDSAY N. HUNT

Seller's or trustee's name

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

164 POINT LANSING CIR  
Street address (after sale)

BALLWIN  
City

MO  
State

63021-5057  
ZIP

618-799-9669  
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**

ALEX STEWART

Buyer's or trustee's name

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

2430 LAKESHORE DR  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-2683  
ZIP

618-317-1266  
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:**

ALEX STEWART  
Name or company

2430 LAKESHORE DR  
Street address

COLUMBIA  
City

IL  
State

62236-2683  
ZIP



Declaration ID: 20241006728624

Status: Assessor Review

Document No.: 434978

Recording Date: 10/18/2024

State/County Stamp: 2-072-671-408

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0924-2698

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:** 20241006728624

**Status:** Assessor Review

**Documnet No.:** 434978

**Recording Date:** 10/18/2024

**State/County Stamp:** 2-072-671-408

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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>
BRANDON HUNT	164 POINT LANSING CIR	BALLWIN	MO	630210000	6015801189	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>
MORGAN D. STEWART	2430 LAKE SHORE DR	COLUMBIA	IL	622360000	2176219784	USA



Declaration ID: 20241006719643  
 Status: Assessor Review  
 Document No.: 434893  
 Recording Date: 10/11/2024

State/County Stamp: 1-436-271-792



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 520 PFEFFER 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>04-04-465-042-000</u>	<u>.67</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/11/2024  
 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 <u>    </u>	<u>    </u> Land/lot only
b <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 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	<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>710,200.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20241006719643

Status: Assessor Review

Document No.: 434893

Recording Date: 10/11/2024

State/County Stamp: 1-436-271-792

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>710,200.00</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>710,200.00</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>1,421.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>710.50</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>355.25</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>1,065.75</u>

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

LOT 42 OF THE FINAL PLAT OF BRELLINGER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 4, AND PART OF U.S. SURVEY NO. 644, CLAIM 501, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR AND MONROE COUNTIES, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED JANUARY 6, 2004, IN PLAT ENVELOPE 2-173A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND ALSO RECORDED JANUARY 6, 2004, IN PLAT BOOK 103, PAGES 79-83 IN THE RECORDER'S OFFICE OF ST. CLAIR 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**

CHARITY HICKSON & JOSEPH W. BALEE

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
<u>1296 RIVERWIND CV</u>	<u>GERMANTOWN</u>	<u>TN</u>	<u>38138-1616</u>	
Street address (after sale)	City	State	ZIP	
<u>901-301-2528</u>	<u>USA</u>			
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 CONSTRUCTION, INC.

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
<u>1425 B AND H INDUSTRIAL CT</u>	<u>MILLSTADT</u>	<u>IL</u>	<u>62260-2051</u>	
Street address (after sale)	City	State	ZIP	
<u>618-476-1126</u>	<u>USA</u>			
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:**

<u>KLEMME CONSTRUCTION, INC.</u>	<u>1425 B AND H INDUSTRIAL CT</u>	<u>MILLSTADT</u>	<u>IL</u>	<u>62260-2051</u>
Name or company	Street address	City	State	ZIP



Declaration ID: 20241006719643

Status: Assessor Review

Document No.: 434893

Recording Date: 10/11/2024

State/County Stamp: 1-436-271-792

Preparer Information

USA
Country

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

231 S MAIN ST

Street address

closings@monroecountytitle.com

Preparer's email address (if available)

Preparer's file number (if applicable)

Escrow number (if applicable)

WATERLOO

City

IL

State

62298-1325

ZIP

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
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: 20240906716427  
 Status: Assessor Review  
 Document No.: 434827  
 Recording Date: 10/7/2024

State/County Stamp: 0-026-608-816



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2834 OVERVIEW 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>04-05-482-121-000</u>	<u>.28</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/4/2024  
 Date

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

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

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

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

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

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

_____ 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>355,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240906716427

Status: Assessor Review

Document No.: 434827

Recording Date: 10/7/2024

State/County Stamp: 0-026-608-816

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			355,000.00
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			355,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			710.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			355.00
20 County tax stamps — multiply Line 18 by 0.25.	20			177.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			532.50

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

LOT 121 OF "COLUMBIA LAKES III – PHASE 2 FINAL PLAT, BEING A SUBDIVISION OF PART OF U.S. SURVEY 655, 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 SEPTEMBER 25, 2003, IN ENVELOPE 2-167A AS DOCUMENT NO. 00280485, 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**

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

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

314-825-1046 \_\_\_\_\_ 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**

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

2834 OVERVIEW DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2675  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-973-3764 \_\_\_\_\_ 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:**

HANNAH EGBERT \_\_\_\_\_ 2834 OVERVIEW DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2675  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



**Declaration ID:** 20240906716427  
**Status:** Assessor Review  
**Document No.:** 434827  
**Recording Date:** 10/7/2024

**State/County Stamp:** 0-026-608-816

**Preparer Information**

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

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

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

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



**Declaration ID:** 20240906716427

**Status:** Assessor Review

**State/County Stamp:** 0-026-608-816

**Documnet No.:** 434827

**Recording Date:** 10/7/2024

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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>
AMY M. TUCKER						

### 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>
DUSTIN SIEBENBERGER						



Declaration ID: 20240906715442  
 Status: Assessor Review  
 Document No.: 434780  
 Recording Date: 10/16/2024

State/County Stamp: 0-599-086-256



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 609 ROCKHAMPTON 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>04-10-301-005-000</u>	<u>.46</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/26/2024  
 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: \_\_\_\_\_

_____ 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>395,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240906715442

Status: Assessor Review

Document No.: 434780

Recording Date: 10/16/2024

State/County Stamp: 0-599-086-256

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			395,000.00			
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	<input type="checkbox"/>	b	<input type="checkbox"/>	k	<input type="checkbox"/>	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			395,000.00			
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			790.00			
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			395.00			
20 County tax stamps — multiply Line 18 by 0.25.	20			197.50			
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			592.50			

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

LOT NUMBERED FIVE (5) OF LAKEFIELD PLACE, PLAT 1, A SUBDIVISION BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT ENVELOPE 171-A, AND AMENDED BY PLAT THEREOF RECORDED IN PLAT ENVELOPE 173-C, AND AS FURTHER AMENDED BY PLAT THEREOF RECORDED IN PLAT ENVELOPE 174-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**

TIMOTHY BROWER

Seller's or trustee's name

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

309A SOUTH MAIN STREET

Street address (after sale)

COLUMBIA

City

IL

State

62236-0000

ZIP

314-954-0897

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**

WESLEY C DEGENER

Buyer's or trustee's name

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

609 ROCKHAMPTON DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-2700

ZIP

618-531-3092

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:**

WESLEY C DEGENER

Name or company

609 ROCKHAMPTON DR

Street address

COLUMBIA

City

IL

State

62236-2700

ZIP

USA

Country

**Preparer Information**





Declaration ID: 20240906715442

Status: Assessor Review

Document No.: 434780

Recording Date: 10/16/2024

State/County Stamp: 0-599-086-256

IVY WEATHERS - PINNACLE TITLE AGENCY

16700-24

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1003 E WESLEY DR STE C

O FALLON

IL

62269-6142

Street address

City

State

ZIP

iweathers@ptatitle.com

618-726-1503

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:** 20240906715442

**Status:** Assessor Review

**State/County Stamp:** 0-599-086-256

**Documnet No.:** 434780

**Recording Date:** 10/16/2024

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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>
ROBERT K. BROWER, BY HIS ATTORNEY IN FACT, TIMOTHY P. BROWER	309A SOUTH MAIN STREET	COLUMBIA		62236	3149540897	

### 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>
CARLEY E. DEGENER	609 ROCKHAMPTON DRIVE	COLUMBIA	IL	622360000	6185313092	USA



Declaration ID: 20240906716142  
 Status: Assessor Review  
 Document No.: 434738  
 Recording Date: 10/1/2024

State/County Stamp: 0-746-805-424



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 422 E LOCUST STREET

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>04-15-169-102-000</u>	<u>0.38</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/30/2024  
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>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>403,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240906716142

Status: Assessor Review

Document No.: 434738

Recording Date: 10/1/2024

State/County Stamp: 0-746-805-424

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			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.

LOT NO. 102 IN SECOND ADDITION TO "HERITAGE HEIGHTS" FINAL PLAT, PART OF TAX LOT 12 OF U.S. SURVEY 417, CLAIM 228, AND PART OF THE SOUTH ONE-HALF OF SECTION 15 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 APRIL 12, 2001, AS DOCUMENT NO. 247111 IN PLAT ENVELOPE 2-130B 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**

JOSEPH P. STECK

Seller's or trustee's name

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

1375 WALNUT RIDGE DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-1055

ZIP

618-581-2772

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**

CAMERON STUMPF

Buyer's or trustee's name

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

422 E LOCUST ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-2021

ZIP

618-420-5249

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: 20240906716142

Status: Assessor Review

Document No.: 434738

Recording Date: 10/1/2024

State/County Stamp: 0-746-805-424

CAMERON STUMPF	422 E LOCUST ST	COLUMBIA	IL	62236-2021
Name or company	Street address	City	State	ZIP

**Preparer Information**

AMY MILLER - ACCENT TITLE, INC.	USA	0924-2644	
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
amy@acctitle.com	618-281-2040	USA	
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

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

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

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

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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**Declaration ID:** 20240906716142

**Status:** Assessor Review

**State/County Stamp:** 0-746-805-424

**Documnet No.:** 434738

**Recording Date:** 10/1/2024

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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>
CAROLINE STECK						

### 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>
KYLE STUMPF						



Declaration ID: 20241006730923  
 Status: Assessor Review  
 Document No.: 435025  
 Recording Date: 10/22/2024

State/County Stamp: 1-874-463-920



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 422 S RIEBELING STREET

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

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-15-384-019-000</u>	<u>140 x 60</u>	<u>Sq. Feet</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/18/2024  
 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 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>344,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006730923

Status: Assessor Review

Document No.: 435025

Recording Date: 10/22/2024

State/County Stamp: 1-874-463-920

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			344,000.00
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			344,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			688.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			344.00
20 County tax stamps — multiply Line 18 by 0.25.	20			172.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			516.00

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

A CERTAIN TRACT OF LAND TAKEN OFF OF THE SOUTHWEST CORNER OF LOT NUMBER NINE (9) IN THE DIVISION OF HENRY WARDEMANN'S LAND SOLD BY JOHN H. WILSON COMMISSIONER THE 27TH DAY OF AUGUST A.D. 1858, AND LYING SITUATED IN SURVEY 773 CLAIM 2053, THE LOT HEREBY DESCRIBED, COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT NUMBER NINE (9) AND HAVING 60 FEET FRONT ON A STREET BY 140 FEET DEPTH.

THE FOREGOING IS ALSO KNOWN AND DESCRIBED AS LOT 9-B OF WARDEMANN'S HEIRS ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, AS RECORDED IN PLAT ENVELOPE 23-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**

JEFFREY BIRKNER

Seller's or trustee's name

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

5848 MARTINI RD

Street address (after sale)

WATERLOO

City

IL

State

62298-3130

ZIP

618-719-1386

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**

MICHAEL FROESS

Buyer's or trustee's name

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

422 S RIEBELING ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-2029

ZIP

618-791-6039

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: 20241006730923

Status: Assessor Review

Document No.: 435025

Recording Date: 10/22/2024

State/County Stamp: 1-874-463-920

Mail tax bill to:

MICHAEL FROESS	422 S RIEBELING ST	COLUMBIA	IL	62236-2029
Name or company	Street address	City	State	ZIP

Preparer Information

NORMAN PARKER - PINNACLE TITLE AGENCY LLC			16790-24
Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
11715 ADMINISTRATION DR STE 103	SAINT LOUIS	MO	63146-4600
Street address	City	State	ZIP
nparker@integritytitlesolutions.com	314-627-2998		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:** 20241006730923

**Status:** Assessor Review

**Document No.:** 435025

**Recording Date:** 10/22/2024

**State/County Stamp:** 1-874-463-920

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**Declaration ID:** 20241006730923

**Status:** Assessor Review

**State/County Stamp:** 1-874-463-920

**Documnet No.:** 435025

**Recording Date:** 10/22/2024

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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>
CHRISTOPHER THOMAS						

### 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>
AMY FROESS						



Declaration ID: 20241006731904  
 Status: Assessor Review  
 Document No.: 435131  
 Recording Date: 10/29/2024

State/County Stamp: 0-948-399-280



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 221 LONGVIEW 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>04-15-450-005-000</u>	<u>.32</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/28/2024  
 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	<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>361,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006731904

Status: Assessor Review

Document No.: 435131

Recording Date: 10/29/2024

State/County Stamp: 0-948-399-280

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			361,000.00
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			361,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			722.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			361.00
20	County tax stamps — multiply Line 18 by 0.25.	20			180.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			541.50

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

LOT NO. 5 OF FIRST ADDITION TO PIONEER RIDGE, BEING PART OF U.S. SURVEY 773, CLAIM 2053, AND THE SOUTHEAST 1/4 SECTION 15, T. 1 S., R. 10 W. OF THE 3RD P.M., CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, AS PER PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, ON JULY 26, 1995, AS DOCUMENT NO. 201607 IN PLAT ENVELOPE 2-26A.

**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**

TYLER & ELIZABETH SEXTON

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

10925 GREEN HARVEST DR \_\_\_\_\_ RIVERVIEW \_\_\_\_\_ FL \_\_\_\_\_ 33578-6190  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-980-8272 \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
 Country \_\_\_\_\_

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

**Buyer Information**

BENJAMIN LEWIS FIEDLER

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

221 LONGVIEW DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2079  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-520-3056 \_\_\_\_\_  
 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:**

BENJAMIN LEWIS FIEDLER \_\_\_\_\_ 221 LONGVIEW DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2079  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20241006731904

Status: Assessor Review

Document No.: 435131

Recording Date: 10/29/2024

State/County Stamp: 0-948-399-280

LAUREN WEBER - 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:** 20241006731904

**Status:** Assessor Review

**Documnet No.:** 435131

**Recording Date:** 10/29/2024

**State/County Stamp:** 0-948-399-280

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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
BRYNN MICHELE TEPPER	221 LONGVIEW DR	COLUMBIA	IL	622360000	3146076302	USA



Declaration ID: 20241006722647  
 Status: Assessor Review  
 Document No.: 434854  
 Recording Date: 10/9/2024

State/County Stamp: 0-638-092-464



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1106 N BRIEGEL 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>04-16-117-008-000</u>	<u>95x290</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/8/2024  
 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: \_\_\_\_\_

<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>235,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>





Declaration ID: 20241006722647

Status: Assessor Review

Document No.: 434854

Recording Date: 10/9/2024

State/County Stamp: 0-638-092-464

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			235,000.00
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			235,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			470.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			235.00
20 County tax stamps — multiply Line 18 by 0.25.	20			117.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			352.50

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

LOT NO. 316 OF "WEILBACHER'S PARK VIEW MANOR 3RD ADDITION" BEING PART OF TAX LOT 2-A, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD P.M., CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, AS SHOWN BY PAGE 83 OF BOOK OF PLATS "C" IN THE RECORDER'S OFFICE OF MONROE COUNTY, NOW IN PLAT ENVELOPE 112-C.

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**

ELIZABETH L. MIDDELKAMP

Seller's or trustee's name

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

1025 BIG BEND CROSSING DR

Street address (after sale)

MANCHESTER

City

MO

State

63088-1296

ZIP

314-954-7058

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**

GREGORY T. SCHEVE

Buyer's or trustee's name

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

1106 N BRIEGEL ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-1210

ZIP

314-560-0482

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:**

GREGORY T. SCHEVE

Name or company

1106 N BRIEGEL ST

Street address

COLUMBIA

City

IL

State

62236-1210

ZIP



Declaration ID: 20241006722647

Status: Assessor Review

Document No.: 434854

Recording Date: 10/9/2024

State/County Stamp: 0-638-092-464

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0924-2662

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PKWY

COLUMBIA

IL

62236-2507

Street address

City

State

ZIP

ashley@acctitle.com

618-281-2040

204

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

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



**Declaration ID:** 20241006722647

**Status:** Assessor Review

**Documnet No.:** 434854

**Recording Date:** 10/9/2024

**State/County Stamp:** 0-638-092-464

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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 M. KING	1106 N BRIEGEL ST	COLUMBIA	IL	622360000	3142384840	USA



Declaration ID: 20241006731294  
 Status: Assessor Review  
 Document No.: 435000  
 Recording Date: 10/21/2024

State/County Stamp: 0-763-327-664



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 221 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>04-16-118-019-000</u>	<u>65x125</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/18/2024  
 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  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: \_\_\_\_\_

<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>306,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006731294

Status: Assessor Review

Document No.: 435000

Recording Date: 10/21/2024

State/County Stamp: 0-763-327-664

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			306,000.00
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			306,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			612.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			306.00
20 County tax stamps — multiply Line 18 by 0.25.	20			153.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			459.00

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

LOT NO. 311 OF WEILBACHER'S PARK VIEW MANOR 3RD ADDITION, BEING PART OF TAX LOT 2-A, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD P.M., CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, AS SHOWN BY PAGE 83 OF BOOK OF PLATS "C", NOW IN PLAT ENVELOPE 112-C, 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**

WESLEY C. DEGENER  
 Seller's or trustee's name

609 ROCKHAMPTON DR  
 Street address (after sale)

618-531-3092  
 Seller's daytime phone

62236-2700  
 ZIP

COLUMBIA  
 City

IL  
 State

USA  
 Country

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

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**

RACHEL MCDERMOTT  
 Buyer's or trustee's name

221 E CRESTVIEW DR  
 Street address (after sale)

618-719-1348  
 Buyer's daytime phone

62236-1203  
 ZIP

COLUMBIA  
 City

IL  
 State

USA  
 Country

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

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:**

RACHEL MCDERMOTT  
 Name or company

221 E CRESTVIEW DR  
 Street address

62236-1203  
 ZIP

COLUMBIA  
 City

IL  
 State



Declaration ID: 20241006731294

Status: Assessor Review

Document No.: 435000

Recording Date: 10/21/2024

State/County Stamp: 0-763-327-664

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0924-2718

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:** 20241006731294

**Status:** Assessor Review

**Documnet No.:** 435000

**Recording Date:** 10/21/2024

**State/County Stamp:** 0-763-327-664

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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>
CARLEY E. SWISHER	609 ROCKHAMPTON DR	COLUMBIA	IL	622360000	3147808061	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>
PATRICK MCDERMOTT	221 E CRESTVIEW DR	COLUMBIA	IL	622360000	6187194822	USA



Declaration ID: 20241006720229  
 Status: Assessor Review  
 Document No.: 434807  
 Recording Date: 10/4/2024

State/County Stamp: 2-013-558-960



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 124 W GLENWOOD 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>04-16-134-014-000</u>	<u>81.23x114.46</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/4/2024  
 Date

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

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

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

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

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

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

_____ 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>248,534.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20241006720229

Status: Assessor Review

Document No.: 434807

Recording Date: 10/4/2024

State/County Stamp: 2-013-558-960

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			248,534.00
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			248,534.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			498.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			249.00
20 County tax stamps — multiply Line 18 by 0.25.	20			124.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			373.50

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

LOT NUMBER TWO HUNDRED FIFTY ONE (251) OF SECTION NUMBER TWO (2) OF CASCADE HILLS SUBDIVISION, COLUMBIA, ILLINOIS, AS NOW PLATTED AND RECORDED IN PLAT BOOK C ON PAGE 8, NOW IN PLAT ENVELOPE 92-A THEREOF IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND BEING LOCATED IN SURVEY 416, CLAIM 492 IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD P.M., 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 STUMPF

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

422 E LOCUST ST COLUMBIA IL 62236-2021  
Street address (after sale) City State ZIP

618-514-1281 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**

TAYLOR GREEN

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

124 W GLENWOOD DR COLUMBIA IL 62236-1019  
Street address (after sale) City State ZIP

314-809-0387 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:**

TAYLOR GREEN 124 W GLENWOOD DR COLUMBIA IL 62236-1019  
Name or company Street address City State ZIP



Declaration ID: 20241006720229

Status: Assessor Review

Document No.: 434807

Recording Date: 10/4/2024

State/County Stamp: 2-013-558-960

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0924-2678

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:** 20241006720229

**Status:** Assessor Review

**Documnet No.:** 434807

**Recording Date:** 10/4/2024

**State/County Stamp:** 2-013-558-960

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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>
CAMERON STUMPF	422 E LOCUST ST	COLUMBIA	IL	622360000	6184205249	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>
THOMAS PAYTON	124 W GLENWOOD DR	COLUMBIA	IL	622360000	3148090387	USA



Declaration ID: 20241006724166  
 Status: Assessor Review  
 Document No.: 434898  
 Recording Date: 10/11/2024

State/County Stamp: 1-303-651-504



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1003 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

<u>04-16-251-012-104</u>	<u>0.00</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/11/2024  
 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 <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 <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Commercial building (specify): <u>OFFICE SPACE</u>
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      Homestead exemptions on most recent tax bill:
 

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

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

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

11 Full actual consideration	11 <u>150,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006724166

Status: Assessor Review

Document No.: 434898

Recording Date: 10/11/2024

State/County Stamp: 1-303-651-504

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>150,000.00</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>150,000.00</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>300.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>150.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>75.00</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>225.00</u>

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

UNIT 4 OF PARKRIDGE CONDOMINIUM PLAT, BEING A PART OF LOT 4 OF "PARKRIDGE-1ST ADDITION", CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED ON FEBRUARY 5, 1999 AS INSTRUMENT NO. 229779 IN PLAT ENVELOPE 2-86B IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, TOGETHER WITH SO MUCH OF AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES AS SET FORTH IN THE DECLARATION OF CONDOMINIUM ALONG WITH THE RIGHTS OF USER AND EASEMENT TO THE COMMON AREAS AND FACILITIES AS SET FORTH IN SAID DECLARATION, SAID DECLARATION BEING DATED THE 4TH DAY OF FEBRUARY, A.D. 1999, AND RECORDED THE 5TH DAY OF FEBRUARY, A.D. 1999, IN BOOK 217 ON PAGE 572, MONROE COUNTY, ILLINOIS, RECORDS, AS INCORPORATED BY REFERENCE IN THE PLAT HEREINBEFORE REFERRED TO.

**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**

CALVIN A. AND CAROL L. NEEMAN JR.

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

104 FAIRWAY DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1582  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-531-3812 \_\_\_\_\_ 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**

BKM REALTY, LLC

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

1007 N MAIN ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1113  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-281-4516 \_\_\_\_\_ 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:**

BKM REALTY, LLC \_\_\_\_\_ 1007 N MAIN ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1113  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20241006724166

Status: Assessor Review

Document No.: 434898

Recording Date: 10/11/2024

State/County Stamp: 1-303-651-504

Preparer Information

USA
Country

LAUREN WEBER - 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: 618-939-8292
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: 20241006727777  
 Status: Assessor Review  
 Document No.: 434980  
 Recording Date: 10/18/2024

State/County Stamp: 1-152-447-664



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 818 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

<u>04-16-253-008-000</u>	<u>57x170</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/15/2024  
 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>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>265,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20241006727777

Status: Assessor Review

Document No.: 434980

Recording Date: 10/18/2024

State/County Stamp: 1-152-447-664

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			265,000.00
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	<input type="checkbox"/>	b	<input type="checkbox"/>
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			265,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			530.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			265.00
20 County tax stamps — multiply Line 18 by 0.25.	20			132.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			397.50

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

LOT NUMBERED FIVE (5) OF THE RE-SURVEY OF THE FRED LEPP SR. ADDITION TO THE VILLAGE OF COLUMBIA IN SURVEY 417, CLAIM 228, T. 1 S., R. 10 W., OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; AS RECORDED IN BOOK "A" OF PLATS ON PAGE 139, MONROE COUNTY, ILLINOIS, RECORDS, NOW IN PLAT ENVELOPE 32-B.

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

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

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

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

**Seller Information**

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

139 ADAM LN \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4372  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-792-2965 \_\_\_\_\_ USA \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Buyer Information**

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

818 N MAIN ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1410  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-343-5155 \_\_\_\_\_ USA \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Mail tax bill to:**

BRANDON MICHAEL BOLLE \_\_\_\_\_ 818 N MAIN ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1410  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_





Declaration ID: 20241006727777

Status: Assessor Review

Document No.: 434980

Recording Date: 10/18/2024

State/County Stamp: 1-152-447-664

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0924-2695

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PKWY

COLUMBIA

IL

62236-2507

Street address

City

State

ZIP

ashley@acctitle.com

618-281-2040

204

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

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



**Declaration ID:** 20241006727777

**Status:** Assessor Review

**Documnet No.:** 434980

**Recording Date:** 10/18/2024

**State/County Stamp:** 1-152-447-664

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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>
JO ANN KREBEL	139 ADAM LN	COLUMBIA	IL	622360000	6187922965	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>
JAMIE LYNN ROGERS	818 N MAIN ST	COLUMBIA	IL	622360000	6263273546	USA



Declaration ID: 20240906795767  
 Status: Assessor Review  
 Document No.: 435007  
 Recording Date: 10/21/2024

State/County Stamp: 0-138-605-744



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 165 ADMIRAL TROST 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>04-16-349-010-000</u>	<u>2.15</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/4/2024  
 Date

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

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

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

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

Current	Intended
a <input type="checkbox"/>	<input type="checkbox"/> Land/lot only
b <input type="checkbox"/>	<input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/> Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/> Apartment building (6 units or less) No. of units: <u>        </u>
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: <u>        </u>
f <input type="checkbox"/>	<input type="checkbox"/> Office
g <input type="checkbox"/>	<input type="checkbox"/> Retail establishment
h <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Commercial building (specify): <u>Hotel/Motel</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>        </u>	0.00
2 Senior Citizens	<u>        </u>	0.00
3 Senior Citizens Assessment Freeze	<u>        </u>	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>8,350,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>3,150,000.00</u>



Declaration ID: 20240906795767

Status: Assessor Review

State/County Stamp: 0-138-605-744

Document No.: 435007

Recording Date: 10/21/2024

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	5,200,000.00		
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	5,200,000.00		
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	10,400.00		
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	5,200.00		
20	County tax stamps — multiply Line 18 by 0.25.	20	2,600.00		
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	7,800.00		

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

LOT 10 OF ADMIRAL TROST DEVELOPMENT, BEING A PART OF TAX LOT 2A AND 5A OF US SURVEY 416, CLAIM NO. 492; PART OF TAX LOT 6 OF SECTION 21 AND PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, RECORDED DECEMBER 20, 2006 IN PLAT ENVELOPE 2-232A AS DOCUMENT NUMBER 311726, OFFICE OF THE RECORDER, MONROE COUNTY, ILLINOIS, AND BY CORRECTIVE FINAL PLAT OF ADMIRAL TROST DEVELOPMENT RECORDED MARCH 20, 2007 IN PLAT ENVELOPE 2-236A AS DOCUMENT NUMBER 313764, OFFICE OF THE RECORDER, MONROE COUNTY, ILLINOIS;

EXCEPTING;  
THE NORTHERLY 75 FEET OF LOT 10 OF ADMIRAL TROST DEVELOPMENT, BEING A PART OF TAX LOT 2A AND 5 A OF US SURVEY 416, CLAIM NO. 492; PART OF TAX LOT 6 OF SECTION 21 AND PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, RECORDED DECEMBER 20, 2006 IN PLAT ENVELOPE 2-232A AS DOCUMENT NUMBER 311726, OFFICE OF THE RECORDER, MONROE COUNTY, ILLINOIS, AND BY CORRECTIVE FINAL PLAT OF ADMIRAL TROST DEVELOPMENT RECORDED MARCH 20, 2007 IN PLAT ENVELOPE 2-236A AS DOCUMENT NUMBER 313764, 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**

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

3109 N RIDGE CIR CEDAR FALLS IA 50613-1654  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

712-209-6351  
 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**

FICUS TREE PARTNERS PEKIN, LLC  
 Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

4109 CHANDLERWOOD SPRINGFIELD IL 62711-6080  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

646-221-5178  
 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: 20240906795767

Status: Assessor Review

Document No.: 435007

Recording Date: 10/21/2024

State/County Stamp: 0-138-605-744

is true, correct, and complete.

Mail tax bill to:

FICUS TREE PARTNERS PEKIN, 4109 CHANDLERWOOD SPRINGFIELD IL 62711-6080
Name or company Street address City State ZIP

Preparer Information

CHARLES MACK - MACK LAW GROUP 24cco038010sk
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
1363 SHERMER RD NORTHBROOK IL 60062-4553
Street address City State ZIP
charles@mlgcounsel.net 847-239-7212 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:** 20240906795767

**Status:** Assessor Review

**Document No.:** 435007

**Recording Date:** 10/21/2024

**State/County Stamp:** 0-138-605-744

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Declaration ID: 20240906795767

Status: Assessor Review

Document No.: 435007

Recording Date: 10/21/2024

State/County Stamp: 0-138-605-744



# PTAX-203-A

## Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential: sale price over \$1 million)

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

1 Enter the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)

165 ADMIRAL TROST ROAD	COLUMBIA	T1S R10W
Street address of property (or 911 address, if available)	City or village	Township

2 Enter the parcel identifying number from Line 3a of Form PTAX-203.

Parcel Identifier: 04-16-349-010-000

3 Enter the total number of months the property was for sale on the market.

08 Months

4a Was the improvement occupied on the sale date? \* A "No" response means that all improvements were totally unoccupied.

Yes  No

If the answer is "No," enter the total number of months all improvements were unoccupied before the sale date. Go to Line 5.

Months

4b Enter the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements.

100 %

4c Did the buyer occupy the property on the sale date? If the answer is "No," go to Line 5.

Yes  No

4d Will the buyer continue to occupy part or all of the property after the sale?

Yes  No

4e Enter the beginning and ending dates of the buyer's lease agreement. Lease dates: \_\_\_\_\_ to \_\_\_\_\_

4f Briefly describe any renewal options.

5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer

	Street address	City or village	Parcel identifying number
Property 1	_____	_____	_____
Property 2	_____	_____	_____

6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property?

If the answer is "Yes," list the personal property transferred.\*

Yes  No

7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?

Yes  No

If the answer is "Yes," please explain how the financing affected the sale price

8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date?

Yes  No

If the answer is "No," please explain.



**Declaration ID:** 20240906795767

**Status:** Assessor Review

**Document No.:** 435007

**Recording Date:** 10/21/2024

**State/County Stamp:** 0-138-605-744

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

**Personal Property Table**

<b>Description of Item</b>	<b>Value</b>	<b>Type of Property</b>
FF&E	\$700,000.00	Tangible
GOODWILL	\$2,450,000.00	Intangible





Declaration ID: 20240906716703  
 Status: Assessor Review  
 Document No.: 434745  
 Recording Date: 10/1/2024

State/County Stamp: 0-985-372-848



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 123 W MONROE 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>04-16-433-012-000</u>	<u>60x120</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/30/2024  
 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: \_\_\_\_\_

<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>210,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20240906716703

Status: Assessor Review

Document No.: 434745

Recording Date: 10/1/2024

State/County Stamp: 0-985-372-848

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			210,000.00
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			210,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			420.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			210.00
20 County tax stamps — multiply Line 18 by 0.25.	20			105.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			315.00

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

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT NO. 6 OF CHRISTY & WETZLER'S ADDITION IN THE CITY OF COLUMBIA, ILLINOIS, RECORDED IN PLAT ENVELOPE 2-B; THENCE NORTH 63° 45' EAST ALONG THE NORTHERLY LINE OF MONROE STREET 60 FEET TO A POST FOR A BEGINNING CORNER; THENCE NORTH 25° 45' WEST 120 FEET TO A POST; THENCE NORTH 63° 45' EAST PARALLEL WITH MONROE STREET 60 FEET TO A POST; THENCE SOUTH 25° 45' EAST 120 FEET TO A POST ON THE NORTHERLY LINE OF MONROE STREET; THENCE SOUTH 63° 45' WEST ALONG MONROE STREET 60 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF LOT NO. 6 OF CHRISTY AND WETZLER'S SUBDIVISION IN THE CITY OF COLUMBIA, IN MONROE COUNTY AND STATE OF 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**

HEATHER DAVIS

Seller's or trustee's name

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

1114 OAK CREEK LN

Street address (after sale)

WATERLOO

City

IL

State

62298-2882

ZIP

618-973-7974

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**

CLAIRE THEBEAU

Buyer's or trustee's name

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

123 W MONROE ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-1420

ZIP

618-340-8386

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: 20240906716703

Status: Assessor Review

Document No.: 434745

Recording Date: 10/1/2024

State/County Stamp: 0-985-372-848

Mail tax bill to:

CLAIRE THEBEAU	123 W MONROE ST	COLUMBIA	IL	62236-1420
Name or company	Street address	City	State	ZIP

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC			0924-2645
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 _____</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:** 20240906716703

**Status:** Assessor Review

**Document No.:** 434745

**Recording Date:** 10/1/2024

**State/County Stamp:** 0-985-372-848

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**Declaration ID:** 20240906716703

**Status:** Assessor Review

**Documnet No.:** 434745

**Recording Date:** 10/1/2024

**State/County Stamp:** 0-985-372-848

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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
MITCHELL HUEBNER	123 W MONROE ST	COLUMBIA	IL	622360000	6184076235	USA



Declaration ID: 20241006719604  
 Status: Assessor Review  
 Document No.: 434829  
 Recording Date: 10/7/2024

State/County Stamp: 0-272-726-192



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 637 GIFFHORN 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>04-16-417-014-000</u>	<u>65x125</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/26/2024  
 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: \_\_\_\_\_

<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>230,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20241006719604

Status: Assessor Review

Document No.: 434829

Recording Date: 10/7/2024

State/County Stamp: 0-272-726-192

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			230,000.00
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			230,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			460.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			230.00
20	County tax stamps — multiply Line 18 by 0.25.	20			115.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			345.00

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

LOT NUMBER TWELVE (12) OF GIFFHORN'S SUBDIVISION NUMBER ONE (1), AS PER PLAT RECORDED IN BOOK OF PLATS "B" ON PAGE #108, IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, THE SAME BEING IN SECTION SIXTEEN (16), TOWNSHIP ONE (1) SOUTH, RANGE TEN (10) WEST OF THE 3RD P.M., CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS. NOW IN PLAT ENV. 83A.

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**

BRADLEY M. MAHON

Seller's or trustee's name

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

4790 PORTER RD

Street address (after sale)

NORTH OLMSTED

City

OH

State

44070-2527

ZIP

618-340-8080

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**

GIFFHORN 637 LLC

Buyer's or trustee's name

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

900 ADMIRAL WEINEL BLVD

Street address (after sale)

COLUMBIA

City

IL

State

62236-1990

ZIP

618-281-7101

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:**

GIFFHORN 637 LLC

Name or company

900 ADMIRAL WEINEL BLVD

Street address

COLUMBIA

City

IL

State

62236-1990

ZIP



Declaration ID: 20241006719604

Status: Assessor Review

Document No.: 434829

Recording Date: 10/7/2024

State/County Stamp: 0-272-726-192

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0624-2441

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PKWY

COLUMBIA

IL

62236-2507

Street address

City

State

ZIP

ashley@acctitle.com

618-281-2040

204

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

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





Declaration ID: 20240906715353  
 Status: Assessor Review  
 Document No.: 434743  
 Recording Date: 10/1/2024

State/County Stamp: 1-269-717-168



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 15 THORNHURST COURT  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-17-466-004-115</u>	<u>0</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/27/2024  
 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"/>            | 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>185,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240906715353

Status: Assessor Review

Document No.: 434743

Recording Date: 10/1/2024

State/County Stamp: 1-269-717-168

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			185,000.00
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			185,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			370.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			185.00
20	County tax stamps — multiply Line 18 by 0.25.	20			92.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			277.50

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

UNIT NO. 15 OF MEADOW RIDGE WEST CONDOMINIUMS-PHASE ONE, IN ACCORDANCE WITH PLAT D THEREOF, RECORDED IN THE RECORDER OF DEEDS OFFICE, MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE 150-B AS DOCUMENT NO. 136242.

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**

SHIRLEY M. WILLIAMS

Seller's or trustee's name

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

27 FIELDCREST DR  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-2557  
ZIP

618-514-1467  
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**

RYAN SCHRECKENBERG

Buyer's or trustee's name

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

15 THORNHURST CT  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-2502  
ZIP

618-610-5645  
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:**

RYAN SCHRECKENBERG  
Name or company

15 THORNHURST CT  
Street address

COLUMBIA  
City

IL  
State

62236-2502  
ZIP

**Preparer Information**

USA  
Country



Declaration ID: 20240906715353

Status: Assessor Review

Document No.: 434743

Recording Date: 10/1/2024

State/County Stamp: 1-269-717-168

DONNA WASHAUSEN - ACCENT TITLE INC

0824-2597

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

donna@acctitle.com

618-281-2040

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: 20241006732459  
 Status: Assessor Review  
 Document No.: 435043  
 Recording Date: 10/23/2024

State/County Stamp: 1-771-130-032



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1143 WHITE PINE CIRCLE  
 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>04-20-249-044-000</u>	<u>.52</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/22/2024  
 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>479,900.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006732459

Status: Assessor Review

Document No.: 435043

Recording Date: 10/23/2024

State/County Stamp: 1-771-130-032

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			479,900.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			479,900.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			960.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			480.00
20 County tax stamps — multiply Line 18 by 0.25.	20			240.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			720.00

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

LOT NUMBERED FORTY-FOUR (44) OF "THE PINES" SUBDIVISION, PHASE II, BEING A SUBDIVISION OF PART OF TAX LOTS 6 AND 10 AND ALL OF TAX LOT 11 OF FRACTIONAL SECTION 20, 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 MARCH 9, 2000, IN PLAT ENVELOPE 2-115B 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**

CHARLES T. HOEFLINGER

Seller's or trustee's name

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

527 CHARLES WAY

Street address (after sale)

COLUMBIA

City

IL

State

62236-2176

ZIP

314-265-1767

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

MATTHEW TREMBLY

Buyer's or trustee's name

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

1143 WHITE PINE CIR

Street address (after sale)

COLUMBIA

City

IL

State

62236-4163

ZIP

618-604-9869

Buyer's daytime phone

Phone extension

USA

Country

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

**Mail tax bill to:**

MATTHEW TREMBLY

Name or company

1143 WHITE PINE CIR

Street address

COLUMBIA

City

IL

State

62236-4163

ZIP



Declaration ID: 20241006732459

Status: Assessor Review

Document No.: 435043

Recording Date: 10/23/2024

State/County Stamp: 1-771-130-032

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

0924-2674

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:** 20241006732459

**Status:** Assessor Review

**Documnet No.:** 435043

**Recording Date:** 10/23/2024

**State/County Stamp:** 1-771-130-032

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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>
TAMMY M. HOEFLINGER	527 CHARLES WAY	COLUMBIA	IL	622360000	3142659066	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>
VICTORIA TREMBLY	1143 WHITE PINE CIR	COLUMBIA	IL	622360000	6304407654	USA



Declaration ID: 20241006739544  
 Status: Assessor Review  
 Document No.: 435179  
 Recording Date: 10/30/2024

State/County Stamp: 1-572-117-680



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1158 WHITE PINE CIRCLE

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>04-20-249-063-000</u>	<u>0.41</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/30/2024  
 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: \_\_\_\_\_

<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>395,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20241006739544

Status: Assessor Review

State/County Stamp: 1-572-117-680

Document No.: 435179

Recording Date: 10/30/2024

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			395,000.00
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			395,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			790.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			395.00
20 County tax stamps — multiply Line 18 by 0.25.	20			197.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			592.50

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

PARCEL 1

LOT NUMBERED SIXTY-THREE (63) OF "THE PINES" SUBDIVISION, PHASE II, BEING A SUBDIVISION OF PART OF TAX LOTS 6 AND 10 AND ALL OF TAX LOT 11 OF FRACTIONAL SECTION 20, 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 MARCH 9, 2000, IN PLAT ENVELOPE 2-115B, 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.

PARCEL 2 (COLLATERAL)

LOT NO. 5 OF "PRAIRIE VIEW ESTATES", A SUBDIVISION OF PART OF TAX LOT 4 OF THE SOUTH ONE-HALF OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT OF RECORD RECORDED JULY 29, 1987, AS INSTRUMENT #149456, IN PLAT ENVELOPE 164-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.

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**

JONATHAN M. REINHOLD

Seller's or trustee's name

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

901 HIGH RIDGE DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-2096

ZIP

314-265-0313

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**

PEGGY A. BECHERER

Buyer's or trustee's name

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

1158 WHITE PINE CIR

Street address (after sale)

COLUMBIA

City

IL

State

62236-4176

ZIP



Declaration ID: 20241006739544

Status: Assessor Review

Document No.: 435179

Recording Date: 10/30/2024

State/County Stamp: 1-572-117-680

314-575-3475

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:

PEGGY A. BECHERER

Name or company

1158 WHITE PINE CIR

Street address

COLUMBIA

City

IL

State

62236-4176

ZIP

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC

Preparer and company name

Preparer's file number (if applicable)

1024-2763

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

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:** 20241006739544

**Status:** Assessor Review

**Document No.:** 435179

**Recording Date:** 10/30/2024

**State/County Stamp:** 1-572-117-680

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**Declaration ID:** 20241006739544

**Status:** Assessor Review

**Documnet No.:** 435179

**Recording Date:** 10/30/2024

**State/County Stamp:** 1-572-117-680

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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>
JESSICA E. REINHOLD	901 HIGH RIDGE DR	COLUMBIA	IL	622360000	3142650313	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>
SCOTT A. BECHERER	1158 WHITE PINE CIR	COLUMBIA	IL	622360000	3145753475	USA



Declaration ID: 20241006725492  
 Status: Assessor Review  
 Document No.: 434920  
 Recording Date: 10/15/2024

State/County Stamp: 0-077-993-136



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 221 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>04-22-102-007-000</u>	<u>60x106.5</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/11/2024  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	<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>312,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006725492

Status: Assessor Review

Document No.: 434920

Recording Date: 10/15/2024

State/County Stamp: 0-077-993-136

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			312,000.00			
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	<input type="checkbox"/>	b	<input type="checkbox"/>	k	<input type="checkbox"/>	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			312,000.00			
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			624.00			
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			312.00			
20 County tax stamps — multiply Line 18 by 0.25.	20			156.00			
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			468.00			

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

LOT NO. NINE (9) OF WILSONS SECOND ADDITION IN SUBDIVISION OF PART OF WILSONS FIRST ADDITION TO COLUMBIA, IN SURVEY 773, CLAIM 2053, IN TOWNSHIP 1 SOUTH, RANGE 10 WEST 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 PLAT ENVELOPE 45-B.

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**

JUSTIN C. WALDROP

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

207 ELIZABETH DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4563  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-889-4716 \_\_\_\_\_ 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**

IFLY REAL ESTATE, LLC

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

3009 CROATIA DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4174  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

314-718-7276 \_\_\_\_\_ 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:**

IFLY REAL ESTATE, LLC \_\_\_\_\_ 3009 CROATIA DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4174  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP



Declaration ID: 20241006725492

Status: Assessor Review

Document No.: 434920

Recording Date: 10/15/2024

State/County Stamp: 0-077-993-136

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

0924-2746

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

618-381-2040

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:** 20241006725492

**Status:** Assessor Review

**State/County Stamp:** 0-077-993-136

**Documnet No.:** 434920

**Recording Date:** 10/15/2024

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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>
ASHLEY M. WALDROP	207 ELIZABETH DR	COLUMBIA	IL	622360000	6188896220	USA

### Additional Buyers Information





Declaration ID: 20241006731419  
 Status: Assessor Review  
 Document No.: 435004  
 Recording Date: 10/21/2024

State/County Stamp: 1-429-572-784



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

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

1 337 W WASHINGTON 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>04-22-103-020-000</u>	<u>60x134</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/15/2024  
 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    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>205,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006731419

Status: Assessor Review

Document No.: 435004

Recording Date: 10/21/2024

State/County Stamp: 1-429-572-784

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			205,000.00
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			205,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			410.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			205.00
20 County tax stamps — multiply Line 18 by 0.25.	20			102.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			307.50

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

LOT NUMBERED EIGHT (8) OF FIRST ADDITION TO FRIERDICH PLACE, PART OF U.S. SURVEY 773, CITY OF COLUMBIA, COUNTY OF MONROE, STATE OF ILLINOIS, IN PLAT ENVELOPE 81-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**

ROBERT M. STARR

Seller's or trustee's name

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

487 WERNINGS DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-0005

ZIP

618-616-3443

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**

ALLISON MURPHY

Buyer's or trustee's name

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

337 W WASHINGTON ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-2452

ZIP

618-660-9214

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:**

ALLISON MURPHY

Name or company

337 W WASHINGTON ST

Street address

COLUMBIA

City

IL

State

62236-2452

ZIP



Declaration ID: 20241006731419

Status: Assessor Review

Document No.: 435004

Recording Date: 10/21/2024

State/County Stamp: 1-429-572-784

Preparer Information

Preparer and company name: ASHLEY EVANS - ACCENT TITLE INC
Street address: 399 VETERANS PKWY
Preparer's email address (if available): ashley@acctitle.com
Country: USA
Preparer's file number (if applicable): 0924-2682
Escrow number (if applicable): 62236-2507
City: COLUMBIA
State: IL
ZIP: 62236-2507
Preparer's daytime phone: 618-281-2040
Phone extension: 204
Country: USA

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

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

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



**Declaration ID:** 20241006731419

**Status:** Assessor Review

**Documnet No.:** 435004

**Recording Date:** 10/21/2024

**State/County Stamp:** 1-429-572-784

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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>
WHITNEY E. STARR	487 WERNINGS DR	COLUMBIA	IL	622360000	6186605475	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>
JACOB MCGOWAN	337 W WASHINGTON ST	COLUMBIA	IL	622360000	6183408136	USA



Declaration ID: 20240906714448  
 Status: Assessor Review  
 Document No.: 434757  
 Recording Date: 10/2/2024

State/County Stamp: 0-246-634-672



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 230 W JEFFERSON 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>04-22-104-012-000</u>	<u>.92</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/1/2024  
 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>12,240.00</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>145,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240906714448

Status: Assessor Review

State/County Stamp: 0-246-634-672

Document No.: 434757

Recording Date: 10/2/2024

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			145,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			145,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			290.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			145.00
20	County tax stamps — multiply Line 18 by 0.25.	20			72.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			217.50

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

PARCEL 1:

PART OF CLAIM NO. 2053, SURVEY NO. 773 IN THE LIMITS OF THE CITY OF COLUMBIA, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RAPP AVENUE WITH THE SOUTHEASTERLY LINE OF JEFFERSON STREET IN SAID CITY OF COLUMBIA, ILLINOIS; THENCE S. 23 DEGREES WEST FOR A DISTANCE OF ONE HUNDRED SIXTY-FIVE (165) FEET ALONG THE SOUTHEASTERLY LINE OF JEFFERSON STREET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE S. 68 DEGREES 30' E. PARALLEL WITH RAPP AVENUE FOR A DISTANCE OF ONE HUNDRED THIRTY-SIX (136) FEET TO THE NORTHWESTERLY LINE OF MINERVA STREET; THENCE S. 23 DEGREES W. ALONG THE NORTHWESTERLY LINE OF MINERVA STREET FOR A DISTANCE OF ONE HUNDRED SIXTY-FIVE (165) FEET TO A POINT; THENCE CONTINUING S. 23 DEGREES W. ALONG THE CONTINUATION OF THE NORTHWESTERLY LINE OF MINERVA STREET TO THE SOUTHWESTERLY LINE OF TAX LOT 32-A (BEING ALSO THE THEODORE KLEIN PROPERTY LINE); THENCE N. 77 DEGREES W. ALONG THE SOUTHWESTERLY LINE OF TAX LOT 32-A TO A POINT WHICH IS SIXTY-SIX (66) FEET SOUTH 68 DEGREES 30' E. FROM THE SOUTHEASTERLY LINE OF JEFFERSON STREET; THENCE N. 23 DEGREES E. TO THE SOUTHWESTERLY LINE OF TAX LOT NO. 31-A; THENCE N. 68 DEGREES 30' W. FOR A DISTANCE OF SIXTY-SIX (66) FEET TO THE SOUTHEASTERLY LINE OF JEFFERSON STREET; THENCE N. 23 DEGREES E. ALONG THE SOUTHEASTERLY LINE OF JEFFERSON STREET TO THE POINT OF BEGINNING, BEING ALSO KNOWN AS ALL OF TAX LOT 31-A AND PART OF TAX LOT 32-A; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS ON PAGE 30 OF MONROE COUNTY, ILLINOIS RECORDS.

PARCEL 2:

THAT PART OF THE WESTERLY 1/2 OF THE VACATED MINERVA STREET AS DEFINED BY ITS CENTERLINE, WHICH LIES ADJACENT TO AND EAST OF THE EASTERLY LINE OF PARCEL 1 DESCRIBED ABOVE. SAID STREET HAVING BEEN VACATED PER ORDINANCE NO. 1309 AS RECORDED JANUARY 24, 1995, IN DEED RECORD 191 AT PAGES 600-604 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**

MARY LOU F. STONE

Seller's or trustee's name

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

938 HIGH RIDGE DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-2098

ZIP

618-698-4139

Seller's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20240906714448

Status: Assessor Review

Document No.: 434757

Recording Date: 10/2/2024

State/County Stamp: 0-246-634-672

is true, correct, and complete.

**Buyer Information**

BRIAN J. O'FARRELL AND RHONDA J. O'FARRELL JOINT REVOCABLE TRUST

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
302 W WASHINGTON ST	COLUMBIA	IL	62236-2453	
Street address (after sale)	City	State	ZIP	
618-719-9830	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:**

BRIAN J. O'FARRELL AND RHONDA J. O'FARRELL JOINT REVOCABLE TRUST	302 W WASHINGTON ST	COLUMBIA	IL	62236-2453
Name of company	Street address	City	State	ZIP
		USA		
		Country		

**Preparer Information**

LAUREN WEBER - 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:** 20240906714448

**Status:** Assessor Review

**Document No.:** 434757

**Recording Date:** 10/2/2024

**State/County Stamp:** 0-246-634-672

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Declaration ID: 20241006726362  
 Status: Assessor Review  
 Document No.: 435182  
 Recording Date: 10/30/2024

State/County Stamp: 0-124-460-208



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 722 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

04-22-119-029-000	75-190	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/30/2024  
 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: \_\_\_\_\_  
 \_\_\_\_\_ 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	215,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241006726362

Status: Assessor Review

State/County Stamp: 0-124-460-208

Document No.: 435182

Recording Date: 10/30/2024

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			215,000.00
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			215,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			430.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			215.00
20	County tax stamps — multiply Line 18 by 0.25.	20			107.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			322.50

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

ALL OF LOT NUMBERED EIGHT (8) EXCEPT A STRIP TWENTY (20) FEET IN WIDTH OFF THE ENTIRE NORTHWESTERLY SIDE THEREOF; ALSO, ALL OF LOT NUMBERED SEVEN (7) EXCEPT A STRIP FIFTEEN (15) FEET IN WIDTH OFF OF THE ENTIRE SOUTHEASTERLY SIDE THEREOF, ALL IN "COLUMBIA HEIGHTS", WILLIAM VOGT'S ADDITION TO THE VILLAGE, NOW CITY OF COLUMBIA, ILLINOIS AS THE SAME APPEARS OF RECORD IN PLAT BOOK "A" ON PAGE 107 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, SITUATED IN THE CITY OF COLUMBIA, COUNTY OF MONROE, AND STATE OF ILLINOIS, NOW IN PLAT ENVELOPE 24-B.

ALSO A STRIP OF LAND TEN (10) FEET IN WIDTH PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND FIFTEEN (15) FEET IN WIDTH OFF OF THE ENTIRE SOUTHEASTERLY SIDE OF LOT SEVEN (7) EXCEPT A STRIP FIVE (5) FEET IN WIDTH OFF OF THE ENTIRE SOUTHEASTERLY SIDE OF SAID FIFTEEN (15) FOOT STRIP, ALL IN COLUMBIA HEIGHTS ADDITION TO THE VILLAGE, NOW CITY OF COLUMBIA, ACCORDING TO THE RECORDED PLAT THEREOF APPEARING IN PLAT BOOK "A" ON PAGE 107 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND SITUATED IN THE CITY OF COLUMBIA, ILLINOIS, NOW IN PLAT ENVELOPE 24-B.

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**

BRUCE A ROBERT

Seller's or trustee's name

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

215 SARAH ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-2321

ZIP

618-830-7733

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

MATTHEW SCHUERMAN

Buyer's or trustee's name

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

722 S RAPP AVE

Street address (after sale)

COLUMBIA

City

IL

State

62236-2437

ZIP



Declaration ID: 20241006726362

Status: Assessor Review

Document No.: 435182

Recording Date: 10/30/2024

State/County Stamp: 0-124-460-208

618-979-1285

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

MATTHEW SCHUERMAN

Name or company

722 S RAPP AVE

Street address

COLUMBIA

City

IL

State

62236-2437

ZIP

USA

Country

Preparer Information

DONNA WASHAUSEN - ACCENT TITLE INC

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PKWY

Street address

COLUMBIA

City

IL

State

62236-2507

ZIP

donna@acctitle.com

Preparer's email address (if available)

618-281-2040

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land \_\_\_\_\_

Buildings \_\_\_\_\_

Total \_\_\_\_\_

3 Year prior to sale \_\_\_\_\_

4 Does the sale involve a mobile home assessed as real estate? \_\_\_\_\_ Yes \_\_\_\_\_ No

5 Comments

Illinois Department of Revenue Use

Tab number



**Declaration ID:** 20241006726362

**Status:** Assessor Review

**Document No.:** 435182

**Recording Date:** 10/30/2024

**State/County Stamp:** 0-124-460-208

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**Declaration ID:** 20241006726362

**Status:** Assessor Review

**State/County Stamp:** 0-124-460-208

**Documnet No.:** 435182

**Recording Date:** 10/30/2024

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### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
M KATHY ROBERT						

### Additional Buyers Information



Declaration ID: 20241006723528  
 Status: Assessor Review  
 Document No.: 435047  
 Recording Date: 10/23/2024

State/County Stamp: 0-596-724-912



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 207 ELIZABETH 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>04-22-317-034-000</u>	<u>.37</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/9/2024  
 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>8,000.00</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>550,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006723528

Status: Assessor Review

Document No.: 435047

Recording Date: 10/23/2024

State/County Stamp: 0-596-724-912

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			550,000.00
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			550,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,100.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			550.00
20 County tax stamps — multiply Line 18 by 0.25.	20			275.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			825.00

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

LOT 34 OF MILESTONE MANOR, FINAL PLAT, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD P.M., CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, RECORDED JANUARY 20, 2004, IN ENVELOPE 2-174A AS DOCUMENT NO. 283981, 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**

CARTUS FINANCIAL CORPORATION

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

100 RESERVE RD \_\_\_\_\_ DANBURY \_\_\_\_\_ CT \_\_\_\_\_ 06810-5267  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

800-817-1928 \_\_\_\_\_ 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**

ASHLEY M WALDROP

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

207 ELIZABETH DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4563  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

800-817-1928 \_\_\_\_\_ 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:**

ASHLEY M WALDROP AND JUSTIN \_\_\_\_\_ 207 ELIZABETH DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4563  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20241006723528

Status: Assessor Review

Document No.: 435047

Recording Date: 10/23/2024

State/County Stamp: 0-596-724-912

C WALDROP  
Name or company

**Preparer Information**

MARK METZGER - LAW OFFICE OF MARK C. METZGER

Preparer and company name

1807 W DIEHL RD STE 105

Street address

mark@markmetzger.net

Preparer's email address (if available)

USA

Country

2210024-01011A

Preparer's file number (if applicable)

Escrow number (if applicable)

NAPERVILLE

City

IL

State

60563-1890

ZIP

630-615-6380

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





**Declaration ID:** 20241006723528

**Status:** Assessor Review

**Documnet No.:** 435047

**Recording Date:** 10/23/2024

**State/County Stamp:** 0-596-724-912

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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
JUSTIN C WALDROP	207 ELIZABETH DR	COLUMBIA	IL	622364563	8008171928	USA



Declaration ID: 20241006723489  
 Status: Assessor Review  
 Document No.: 435046  
 Recording Date: 10/23/2024

State/County Stamp: 1-133-595-824



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 207 ELIZABETH 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>04-22-317-034-000</u>	<u>.37</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/20/2024  
 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  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>8,000.00</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>550,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006723489

Status: Assessor Review

Document No.: 435046

Recording Date: 10/23/2024

State/County Stamp: 1-133-595-824

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			550,000.00
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			550,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,100.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			550.00
20 County tax stamps — multiply Line 18 by 0.25.	20			275.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			825.00

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

LOT 34 OF MILESTONE MANOR, FINAL PLAT, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD P.M., CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, RECORDED JANUARY 20, 2004, IN ENVELOPE 2-174A AS DOCUMENT NO. 283981, 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**

ZACK WINCHESTER

Seller's or trustee's name

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

10 RESERVE RD

Street address (after sale)

DANBURY

City

CT

State

06810-5182

ZIP

800-817-1928

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**

CARTUS FINANCIAL CORPORATION

Buyer's or trustee's name

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

100 RESERVE RD

Street address (after sale)

DANBURY

City

CT

State

06810-5267

ZIP

800-817-1928

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:**

MARDAN SETTLEMENT SERVICES

Name or company

3001 LEADENHALL RD

Street address

MOUNT LAUREL

City

NJ

State

08054-4609

ZIP



Declaration ID: 20241006723489

Status: Assessor Review

Document No.: 435046

Recording Date: 10/23/2024

State/County Stamp: 1-133-595-824

**Preparer Information**

USA  
Country

MARK METZGER - LAW OFFICE OF MARK C. METZGER

2210024-01011a

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1807 W DIEHL RD STE 105

NAPERVILLE

IL

60563-1890

Street address

City

State

ZIP

mark@markmetzger.net

630-615-6380

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

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



**Declaration ID:** 20241006723489

**Status:** Assessor Review

**Documnet No.:** 435046

**Recording Date:** 10/23/2024

**State/County Stamp:** 1-133-595-824

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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>
BRITTANI READY	100 RESERVE RD	DANBURY	CT	068105267	8008171928	USA

### Additional Buyers Information



Declaration ID: 20241006738657  
 Status: Assessor Review  
 Document No.: 435139  
 Recording Date: 10/29/2024

State/County Stamp: 1-764-814-000



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 156 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>04-22-333-004-000</u>	<u>400 X 200</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/1/2024  
 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: \_\_\_\_\_

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	200,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241006738657

Status: Assessor Review

Document No.: 435139

Recording Date: 10/29/2024

State/County Stamp: 1-764-814-000

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			200,000.00
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			200,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			400.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			200.00
20 County tax stamps — multiply Line 18 by 0.25.	20			100.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			300.00

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

LOT 1 OF "KLEIN'S SUBDIVISION" OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND PART OF TAX LOT 7E OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT ENVELOPE 2-7A.

**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**

CHRISTOPHER SCHIFFERDECKER

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

220 W OLYMPIA ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2416  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-567-7899 \_\_\_\_\_ 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**

JEFFREY DERINGTON

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

156 GALL RD \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4504  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

314-540-5388 \_\_\_\_\_ 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:**

JEFFREY DERINGTON \_\_\_\_\_ 156 GALL RD \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4504  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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



Declaration ID: 20241006738657

Status: Assessor Review

Document No.: 435139

Recording Date: 10/29/2024

State/County Stamp: 1-764-814-000

FRANCESCA LIVINGSTON - FREEDOM TITLE

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
16090 SWINGLEY RIDGE RD	CHESTERFIELD	MO	63017-6028
Street address	City	State	ZIP
francesca@freedom-title.com	314-786-4000		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: 20241006731330  
 Status: Assessor Review  
 Document No.: 435002  
 Recording Date: 10/21/2024

State/County Stamp: 1-014-828-208



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 XXXX WHIPPOORWILL LN  
 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>04-27-200-002-000</u>	<u>3.680</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/21/2024  
 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	120,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241006731330

Status: Assessor Review

State/County Stamp: 1-014-828-208

Document No.: 435002

Recording Date: 10/21/2024

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			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.

TRACT 1

A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 0 DEGREES 26 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1,039.41 FEET TO AN IRON PIN; THENCE NORTH 59 DEGREES 39 MINUTES 34 SECONDS WEST A DISTANCE OF 57.68 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 26 MINUTES 15 SECONDS EAST PARALLEL WITH AND 50 FEET WESTERLY OF THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 723.47 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 10 MINUTES 26 SECONDS WEST A DISTANCE OF 328.77 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 26 MINUTES 15 SECONDS EAST A DISTANCE OF 287.52 FEET TO AN IRON PIN ON THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 10 MINUTES 26 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 378.77 FEET TO THE POINT OF BEGINNING.

TRACT 2

A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 0 DEGREES 26 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1,039.41 FEET TO AN IRON PIN; THENCE NORTH 59 DEGREES 39 MINUTES 34 SECONDS WEST A DISTANCE OF 57.68 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 26 MINUTES 15 SECONDS EAST PARALLEL WITH AND 50 FEET WESTERLY OF THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 723.47 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 10 MINUTES 26 SECONDS WEST A DISTANCE OF 328.77 FEET TO AN IRON PIN AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE NORTH 0 DEGREES 26 MINUTES 15 SECONDS EAST A DISTANCE OF 287.52 FEET TO AN IRON PIN ON THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89 DEGREES 10 MINUTES 26 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO AN IRON PIN; THENCE SOUTH 18 DEGREES 41 MINUTES 54 SECONDS EAST A DISTANCE OF 305.05 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**

DEBBRA L. SPENCER

Seller's or trustee's name

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

2604 GREYSTONE ESTATES PKWY

Street address (after sale)

SHILOH

City

IL

State

62221-3513

ZIP



Declaration ID: 20241006731330

Status: Assessor Review

Document No.: 435002

Recording Date: 10/21/2024

State/County Stamp: 1-014-828-208

314-308-9186

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

USA

Country

**Buyer Information**

JLP HOMES LLC

Buyer's or trustee's name

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

PO BOX 10

Street address (after sale)

WATERLOO

City

IL

State

62298-0010

ZIP

618-781-3281

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:**

JLP HOMES LLC

Name or company

PO BOX 10

Street address

WATERLOO

City

IL

State

62298-0010

ZIP

USA

Country

**Preparer Information**

ASHLEY EVANS - ACCENT TITLE INC

Preparer and company name

0924-2654

Preparer's file number (if applicable)

Escrow number (if applicable)

399 VETERANS PKWY

Street address

COLUMBIA

City

IL

State

62236-2507

ZIP

ashley@acctitle.com

Preparer's email address (if available)

618-281-2040

Preparer's daytime phone

204

Phone extension

USA

Country

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

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

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



**Declaration ID:** 20241006731330

**Status:** Assessor Review

**Document No.:** 435002

**Recording Date:** 10/21/2024

**State/County Stamp:** 1-014-828-208

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Declaration ID: 20241006735108  
 Status: Assessor Review  
 Document No.: 435168  
 Recording Date: 10/30/2024

State/County Stamp: 1-898-224-816



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 19 EAGLE LAKE DRIVE

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

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

04-28-349-019-000	330 X 340	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/25/2024  
 Date

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

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

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

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

Current Intended

- a \_\_\_\_\_ 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 X Fulfillment of installment contract  
 year contract initiated : 2021
- 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	11 700,000.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20241006735108

Status: Assessor Review

Document No.: 435168

Recording Date: 10/30/2024

State/County Stamp: 1-898-224-816

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			700,000.00
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			700,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,400.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			700.00
20 County tax stamps — multiply Line 18 by 0.25.	20			350.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			1,050.00

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

LOT 19 OF EAGLE LAKE ESTATES; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN PLAT ENVELOPE 161-B AND AMENDED BY PLAT RECORDED IN PLAT ENVELOPE 166-A AND RECORDED IN BOOK 217 PAGE 359,

EXCEPT THEREFROM THAT PART OF AFORESAID LOT 19 CONVEYED BY DEED RECORDED DECEMBER 2, 1998 AS DOCUMENT 288182, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE AT AN ASSUMED BEARING OF SOUTH 0 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 19 A DISTANCE OF 275.00 FEET TO A POINT WHICH MARKS THE SOUTHEAST CORNER OF SAID LOT 19; THENCE NORTH 89 DEGREES 40 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 19 A DISTANCE OF 60 FEET TO A POINT; THENCE NORTH 0 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 275.00 FEET TO A POINT WHICH LIES ON THE NORTH LINE OF SAID LOT 19; THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE OF SAID LOT 19 A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

EXCEPT THE COAL, GAS, OIL AND OTHER MINERALS UNDERLYING THE PREMISES AND SUBJECT TO ALL RIGHTS AND EASEMENTS IN FAVOR OF SAID MINERAL ESTATE INCLUDING THE RIGHT TO MINE AND REMOVE SAME. SITUATED 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**

JAMES F. O'DAY, JR. REVOCABLE TRUST AND MICHELLE R. O'DAY REVOCABLE TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
1521 ANTON DR	COLUMBIA	IL	62236-2875
Street address (after sale)	City	State	ZIP
618-719-4011	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**

THOMAS R. MILLER

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
19 EAGLE LAKE DR	COLUMBIA	IL	62236-4448
Street address (after sale)	City	State	ZIP



Declaration ID: 20241006735108

Status: Assessor Review

Document No.: 435168

Recording Date: 10/30/2024

State/County Stamp: 1-898-224-816

618-407-4956

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:

MICHELLE A MILLER

Name or company

19 EAGLE LAKE DR

Street address

COLUMBIA

City

IL

State

62236-4448

ZIP

Preparer Information

MAUREEN DONAHO - ILLINOIS TITLE AND ESCROW

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

201 W POINTE DR STE 1

Street address

SWANSEA

City

IL

State

62226-8309

ZIP

maureen@iltne.com

Preparer's email address (if available)

618-257-8700

Preparer's daytime phone

13

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



**Declaration ID:** 20241006735108

**Status:** Assessor Review

**Document No.:** 435168

**Recording Date:** 10/30/2024

**State/County Stamp:** 1-898-224-816

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**Declaration ID:** 20241006735108

**Status:** Assessor Review

**Documnet No.:** 435168

**Recording Date:** 10/30/2024

**State/County Stamp:** 1-898-224-816

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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
MICHELLE A. MILLER	19 EAGLE LAKE DRIVE	COLUMBIA	LA	622360000	3142554891	USA



Declaration ID: 20241006723227  
 Status: Assessor Review  
 Document No.: 434885  
 Recording Date: 10/11/2024

State/County Stamp: 0-414-327-984



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 108 MILLER COURT  
 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>06-35-449-231-000</u>	<u>0.32</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/9/2024  
 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>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>257,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20241006723227

Status: Assessor Review

Document No.: 434885

Recording Date: 10/11/2024

State/County Stamp: 0-414-327-984

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			257,000.00
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			257,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			514.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			257.00
20 County tax stamps — multiply Line 18 by 0.25.	20			128.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			385.50

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

LOT 231 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.

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**

JEAN A. ROBINSON

Seller's or trustee's name

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

5236 46TH STREET CT E

Street address (after sale)

BRADENTON

City

FL

State

34203-4105

ZIP

941-720-7947

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**

HEATHER DAVIS

Buyer's or trustee's name

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

108 MILLER CT

Street address (after sale)

VALMEYER

City

IL

State

62295-3201

ZIP

314-699-9500

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:**

HEATHER DAVIS

Name or company

108 MILLER CT

Street address

VALMEYER

City

IL

State

62295-3201

ZIP



Declaration ID: 20241006723227

Status: Assessor Review

Document No.: 434885

Recording Date: 10/11/2024

State/County Stamp: 0-414-327-984

Preparer Information

Preparer and company name: ASHLEY EVANS - ACCENT TITLE INC
Street address: 399 VETERANS PKWY
Preparer's email address (if available): ashley@acctitle.com
Country: USA
Preparer's file number (if applicable): 0924-2723
Escrow number (if applicable): 62236-2507
City: COLUMBIA
State: IL
ZIP: 62236-2507
Preparer's daytime phone: 618-281-2040
Phone extension: 204
Country: USA

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

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

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



Declaration ID: 20241006717148  
 Status: Assessor Review  
 Document No.: 434870  
 Recording Date: 10/9/2024

State/County Stamp: 1-914-537-136



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

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

1 8533 HANOVER INDUSTRIAL DRIVE  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 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>07-02-249-007-000</u>	<u>200 x 275</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/27/2024  
 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 type="checkbox"/>	<input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/> Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/> Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/> Office
g <input type="checkbox"/>	<input type="checkbox"/> Retail establishment
h <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Commercial building (specify): <u>MARBLE</u>
i <input type="checkbox"/>	<input type="checkbox"/> Industrial building <u>MANUFACTURER</u>
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 11 900,000.00



Declaration ID: 20241006717148

Status: Assessor Review

Document No.: 434870

Recording Date: 10/9/2024

State/County Stamp: 1-914-537-136

12a	Amount of personal property included in the purchase	12a	0.00
12b	Was the value of a mobile home included on Line 12a?	12b	Yes <u>  </u> No <u>  X  </u>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	900,000.00
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 <u>  </u> k <u>  </u> m <u>  </u>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	900,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	1,800.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	900.00
20	County tax stamps — multiply Line 18 by 0.25.	20	450.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	1,350.00

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

LOT NO. 7 OF THE HANOVER ROAD TRACTS SUBDIVISION, BEING A SUBDIVISION OF PART OF TAX LOT 3 AND ALL OF TAX LOT 10 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS AS IS MORE PARTICULARLY DESCRIBED AND DEPICTED ON THE FINAL PLAT OF SAID SUBDIVISION RECORDED IN THE MONROE COUNTY, ILLINOIS RECORDER'S OFFICE MARCH 18, 2002 IN PLAT ENVELOPE 2-143B, AS DOCUMENT NO. 257866, 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**

HAROLD R. MCCARTY JR.

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

538 MISSION HILL RUN \_\_\_\_\_ NEW BRAUNFELS TX 78132-4766  
Street address (after sale) \_\_\_\_\_ City State ZIP

314-308-2104 \_\_\_\_\_ 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**

APH INVESTMENT GROUP LLC

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

1330 KROPP RD \_\_\_\_\_ MILLSTADT IL 62260-1834  
Street address (after sale) \_\_\_\_\_ City State ZIP

314-910-3077 \_\_\_\_\_ 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:**

APH INVESTMENT GROUP LLC 1330 KROPP RD MILLSTADT IL 62260-1834  
Name or company Street address City State ZIP



Declaration ID: 20241006717148

Status: Assessor Review

Document No.: 434870

Recording Date: 10/9/2024

State/County Stamp: 1-914-537-136

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:** 20241006717148

**Status:** Assessor Review

**State/County Stamp:** 1-914-537-136

**Documnet No.:** 434870

**Recording Date:** 10/9/2024

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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>
PATRICIA A. MCCARTY	538 MISSION HILL RUN	NEW BRAUNFELS	TX	781324766	3143082104	USA

### Additional Buyers Information





Declaration ID: 20241006722839  
 Status: Assessor Review  
 Document No.: 434862  
 Recording Date: 10/9/2024

State/County Stamp: 2-115-994-800



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

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

1 2655 SCHRADER DRIVE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-06-400-003-000</u>	<u>7.87</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/8/2024  
 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): DISABLED 70% VETERAN 87,780
  - 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>350,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006722839

Status: Assessor Review

State/County Stamp: 2-115-994-800

Document No.: 434862

Recording Date: 10/9/2024

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			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	<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			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.

BEGINNING AT THE SOUTHEAST CORNER OF TAX LOT 6 OF SECTION 6 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 36 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" OF MONROE COUNTY, ILLINOIS, RECORDS; THENCE WEST 780 FEET ALONG THE SOUTH LINE OF SAID TAX LOT 6 TO A POINT; THENCE SOUTH 39° 35' WEST 429 FEET TO A POINT; THENCE SOUTH 59° WEST 328 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 186.9 FEET ALONG THE SAID WEST LINE TO A POINT; THENCE SOUTH 88° EAST 495 FEET TO A POINT; THENCE SOUTH 17° EAST 30 FEET TO A POINT IN A PRIVATE ROADWAY; THENCE SOUTH 78° EAST 197 FEET ALONG SAID PRIVATE ROADWAY TO A POINT; THENCE NORTH 50° 30' EAST 440 FEET ALONG SAID PRIVATE ROADWAY TO A POINT; THENCE SOUTH 52° EAST 120 FEET TO A POINT IN SAID PRIVATE ROADWAY; THENCE NORTH 81° EAST 350 FEET ALONG SAID ROADWAY TO A POINT; THENCE NORTH 5° EAST 172 FEET TO A POINT; THENCE NORTH 8° EAST 179 FEET TO A POINT; THENCE NORTH 57 DEGREES WEST 201 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF PROPERTY CONVEYED TO NICHOLAS G. STONICH BY DEED RECORDED IN THE MONROE COUNTY, ILLINOIS RECORDER'S OFFICE IN BOOK OF DEEDS 147 ON PAGE 486, TO WIT:

A TRACT OF LAND BEING PART OF THE N 1/2 SE 1/4 OF SECTION 6, T2S, R10W, 3RD P.M., MONROE COUNTY, ILLINOIS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD IRON POST WHICH MARKS THE SE CORNER OF TAX LOT 6 OF SECTION 6, T2S, R10W, 3RD P.M., AS SHOWN ON PAGE 36 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF THE MONROE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF TAX LOT 6, WEST A DISTANCE OF 580.46 FEET TO AN IRON PIN WHICH MARKS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREBY CONVEYED; THENCE CONTINUING ALONG THE SOUTH LINE OF TAX LOT 6, WEST A DISTANCE OF 199.54 FEET TO AN OLD IRON POST; THENCE S 39° 35' W A DISTANCE OF 429.00 FEET TO AN IRON PIN; THENCE S 59° W A DISTANCE OF 328 FEET TO AN IRON PIN IN THE WEST LINE OF THE NW 1/4 OF THE SE 1/4; THENCE ALONG THE WEST LINE OF THE NW 1/4 OF THE SE 1/4, SOUTH A DISTANCE OF 186.90 FEET TO AN IRON PIN IN AN OLD STONE PILE; THENCE S 88° 00' E A DISTANCE OF 495.00 FEET TO AN IRON PIN; THENCE S 17° 00' E A DISTANCE OF 30.00 FEET TO AN OLD IRON PIN IN THE CENTERLINE OF A PRIVATE ROAD; THENCE S 78° 00' E A DISTANCE OF 197.00 FEET TO AN IRON PIN; THENCE N 50° 30' E A DISTANCE OF 327.46 FEET TO AN IRON PIN; THENCE N 39° 33' 17" W A DISTANCE OF 119.02 FEET TO AN IRON PIN; THENCE N 14° 06' 44" W A DISTANCE OF 488.06 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**

JESSICA HOOK

Seller's or trustee's name

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

457 W BONEBRAKE RD

Street address (after sale)

VEEDERSBURG

City

IN

State

47987-8177

ZIP



Declaration ID: 20241006722839

Status: Assessor Review

Document No.: 434862

Recording Date: 10/9/2024

State/County Stamp: 2-115-994-800

618-444-6560 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

DAVID BUCHANAN

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

2655 SCHRADER DR WATERLOO IL 62298-5325 Street address (after sale) City State ZIP

618-616-5839 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:

DAVID BUCHANAN 2655 SCHRADER DR WATERLOO IL 62298-5325 Name or company Street address City State ZIP

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC

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:** 20241006722839

**Status:** Assessor Review

**Document No.:** 434862

**Recording Date:** 10/9/2024

**State/County Stamp:** 2-115-994-800

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Declaration ID: 20241006734386  
 Status: Assessor Review  
 Document No.: 435054  
 Recording Date: 10/24/2024

State/County Stamp: 1-362-349-232



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 ANDY 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>07-08-200-003-000</u>	<u>40</u>	Acres	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/23/2024  
 Date

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

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

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

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

Current	Intended
a <input 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>700,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20241006734386

Status: Assessor Review

State/County Stamp: 1-362-349-232

Document No.: 435054

Recording Date: 10/24/2024

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			700,000.00
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			700,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,400.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			700.00
20 County tax stamps — multiply Line 18 by 0.25.	20			350.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			1,050.00

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

E NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 8 IN T 2 S R 10 W OF THE 3RD P.M., MONROE COUNTY, IL.

**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**

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

6321 HERITAGE STATION RD  
 Street address (after sale)  
 BELLEVILLE  
 City  
 IL  
 State  
 62223-3472  
 ZIP

314-503-2978  
 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**

REBECCA M. BELANGER AND ETHAN A. BELANGER, CO-TRUSTEES OF THE REBECCA M. BELANGER REVOCABLE TRUST  
 Buyer's or trustee's name  
 Buyer's trust number (if applicable - not an SSN or FEIN)

1009 ROSEBERRY DR  
 Street address (after sale)  
 WATERLOO  
 City  
 IL  
 State  
 62298-6069  
 ZIP

314-503-2978  
 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:**

REBECCA M. BELANGER AND  
 ETHAN A. BELANGER,  
 CO-TRUSTEES OF THE REBECCA  
 M. BELANGER REVOCABLE TRUST  
 Name of company  
 1009 ROSEBERRY DR  
 Street address  
 WATERLOO  
 City  
 IL  
 State  
 62298-6069  
 ZIP

USA  
 Country

**Preparer Information**



Declaration ID: 20241006734386

Status: Assessor Review

Document No.: 435054

Recording Date: 10/24/2024

State/County Stamp: 1-362-349-232

MARIAN ELLIOTT - 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:** 20241006734386

**Status:** Assessor Review

**State/County Stamp:** 1-362-349-232

**Documnet No.:** 435054

**Recording Date:** 10/24/2024

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### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
BARBARA GEOPPE WILBERT E. KETTLER						

### Additional Buyers Information





Declaration ID: 20241006723124  
 Status: Assessor Review  
 Document No.: 434899  
 Recording Date: 10/11/2024

State/County Stamp: 1-404-814-512



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 751 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

07-24-235-010-000	.46	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/10/2024  
 Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	6,000.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	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	11 299,000.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20241006723124

Status: Assessor Review

Document No.: 434899

Recording Date: 10/11/2024

State/County Stamp: 1-404-814-512

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			299,000.00
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			299,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			598.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			299.00
20 County tax stamps — multiply Line 18 by 0.25.	20			149.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			448.50

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

COMMENCING AT THE NORTHWEST CORNER OF SURVEY 641, CLAIM 1645 IN TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN IN MONROE COUNTY, ILLINOIS; THENCE SOUTH 89O 30' EAST ALONG THE NORTH LINE OF SAID SURVEY 641, CLAIM 1645, A DISTANCE OF 686 FEET, TO A POST ON THE WEST RIGHT-OF-WAY LINE OF S.B.I. ROUTE #3; THENCE SOUTH 13O EAST, ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1502 FEET, TO AN IRON PIN, FOR A BEGINNING CORNER; THENCE SOUTH 81O 20' WEST, 200 FEET TO AN IRON PIN; THENCE SOUTH 13O EAST, 100 FEET, TO AN IRON PIN; THENCE NORTH 81O 20' EAST 200 FEET TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF SAID S.B.I. ROUTE #3; THENCE NORTH 13O WEST, 100 FEET, ALONG THE SAID RIGHT-OF-WAY LINE, TO THE PLACE OF BEGINNING, AND BEING PART OF TAX LOT #8-A OF SURVEY 641, CLAIM 1645 IN T. 2 S., R. 10 W. OF THE 3RD P.M. IN MONROE COUNTY, ILLINOIS. NOW KNOWN AND DESCRIBED AS TAX LOT 8-H OF SURVEY 641, CLAIM 1645 AS SHOWN IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 115 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 MATHENIA  
 Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

140 STERRITT RUN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5508  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-977-4187 \_\_\_\_\_ 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**

AB METRO-EAST PROPERTIES, LLC  
 Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1 MASCOUTAH PLAZA DR \_\_\_\_\_ MASCOUTAH \_\_\_\_\_ IL \_\_\_\_\_ 62258-1350  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-530-1763 \_\_\_\_\_ 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: 20241006723124

Status: Assessor Review

Document No.: 434899

Recording Date: 10/11/2024

State/County Stamp: 1-404-814-512

Mail tax bill to:

AB METRO-EAST PROPERTIES, 1 MASCOUTAH PLAZA DR MASCOUTAH IL 62258-1350
Name or company Street address City State ZIP

USA
Country

Preparer Information

LAUREN WEBER - 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:** 20241006723124

**Status:** Assessor Review

**Document No.:** 434899

**Recording Date:** 10/11/2024

**State/County Stamp:** 1-404-814-512

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**Declaration ID:** 20241006723124

**Status:** Assessor Review

**State/County Stamp:** 1-404-814-512

**Documnet No.:** 434899

**Recording Date:** 10/11/2024

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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>
PHILIP CHARLES BUTLER	26 COURTESY LN	ALTON	IL	620020000	6189720415	USA

### Additional Buyers Information



Declaration ID: 20241006718940  
 Status: Assessor Review  
 Document No.: 434850  
 Recording Date: 10/8/2024

State/County Stamp: 0-641-598-640



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 704 ILLINOIS 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

<u>07-25-135-004-000</u>	<u>.17</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/7/2024  
 Date

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

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

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

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

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

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

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

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

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

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

11 Full actual consideration	11 <u>152,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006718940

Status: Assessor Review

Document No.: 434850

Recording Date: 10/8/2024

State/County Stamp: 0-641-598-640

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			152,000.00
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			152,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			304.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			152.00
20 County tax stamps — multiply Line 18 by 0.25.	20			76.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			228.00

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

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF TAX LOT 46-I OF WEST OUTLOTS IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 46 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF "TOWN LOTS"; THENCE WESTERLY 100 FEET TO A POST ON THE EXTENSION OF THE SOUTH LINE OF ILLINOIS AVE., FOR A BEGINNING CORNER; THENCE WESTERLY 50 FEET TO A POST ON THE SAID EXTENSION LINE OF ILLINOIS AVE.; THENCE SOUTH 149 FEET AND 8 INCHES TO A POST ON THE SOUTH LINE OF SAID TAX LOT 46-I; THENCE EAST 50 FEET TO A POST; THENCE NORTH 149 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF TAX LOT 46-I OF WEST OUTLOTS TO 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**

NATHANIEL L. SPIHLMANN  
 Seller's or trustee's name

902 VETERANS ST  
 Street address (after sale)

314-791-3929  
 Seller's daytime phone

RED BUD  
 City

IL  
 State

USA  
 Country

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

62278-2127  
 ZIP

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**

RED HAWK LAND AND INVESTMENT, LLC  
 Buyer's or trustee's name

1696 SPRINGVALE RD  
 Street address (after sale)

618-559-1625  
 Buyer's daytime phone

ROCKWOOD  
 City

IL  
 State

USA  
 Country

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

62280-1032  
 ZIP

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:**

RED HAWK LAND AND INVESTMENT, LLC  
 Name of company

1696 SPRINGVALE RD  
 Street address

ROCKWOOD  
 City

IL  
 State

62280-1032  
 ZIP



Declaration ID: 20241006718940

Status: Assessor Review

Document No.: 434850

Recording Date: 10/8/2024

State/County Stamp: 0-641-598-640

Preparer Information

USA
Country

LAUREN WEBER - 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
City, State, ZIP
Preparer's email address (if available): 618-939-8292
Preparer's daytime phone, 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:** 20241006718940

**Status:** Assessor Review

**State/County Stamp:** 0-641-598-640

**Documnet No.:** 434850

**Recording Date:** 10/8/2024

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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>
CASSANDRA L. HOLMES	902 VETERANS ST	RED BUD	IL	622780000	6189804261	USA

### Additional Buyers Information



Declaration ID: 20241006735823  
 Status: Assessor Review  
 Document No.: 435133  
 Recording Date: 10/29/2024

State/County Stamp: 1-573-854-384



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

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

1 219 S MAIN STREET  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-25-281-005-000</u>	<u>.137</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/28/2024  
 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"/>            | <input type="checkbox"/> Land/lot only   |
| b <input type="checkbox"/>            | <input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c <input type="checkbox"/>            | <input type="checkbox"/> Mobile home residence                                       |
| d <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____    |
| e <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____       |
| f <input type="checkbox"/>            | <input type="checkbox"/> Office  |
| g <input type="checkbox"/>            | <input type="checkbox"/> Retail establishment  |
| h <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Commercial building (specify): <u>RESTAURANT</u> |
| i <input type="checkbox"/>            | <input type="checkbox"/> Industrial building   |
| j <input type="checkbox"/>            | <input type="checkbox"/> Farm  |
| k <input type="checkbox"/>            | <input type="checkbox"/> Other (specify):  |

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

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

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

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

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

11 Full actual consideration	11 <u>430,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006735823

Status: Assessor Review

Document No.: 435133

Recording Date: 10/29/2024

State/County Stamp: 1-573-854-384

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			430,000.00
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			430,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			860.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			430.00
20	County tax stamps — multiply Line 18 by 0.25.	20			215.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			645.00

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

PARCEL 1

TAX LOT 15A OF BLOCK 11, OF THE ORIGINAL TOWN OF WATERLOO, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN THE SURVEYOR'S OFFICIAL PLAT RECORD A (TOWN LOTS) AT PAGE 15 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

PARCEL 2

THE SOUTH 16 1/2 FEET OF THE NORTH 38 3/4' OF LOT 82 IN THE ORIGINAL TOWN, NOW CITY OF WATERLOO, COUNTY OF MONROE, STATE OF ILLINOIS, SAID PROPERTY ALSO KNOWN AS TAX LOT NUMBER 15-B IN BLOCK NUMBER 11 OF THE OLD TOWN, NOW CITY OF WATERLOO, AS SHOWN ON PAGE 15 IN SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS 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**

BEAN TREE CAFE, INC.

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

5860 J RD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5004  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-939-5330 \_\_\_\_\_ 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**

THE COFFEE GIRL INC

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

PO BOX 22972 \_\_\_\_\_ NASHVILLE \_\_\_\_\_ TN \_\_\_\_\_ 37202-2972  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

615-256-1207 \_\_\_\_\_ 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: 20241006735823

Status: Assessor Review

Document No.: 435133

Recording Date: 10/29/2024

State/County Stamp: 1-573-854-384

is true, correct, and complete.

Mail tax bill to:

THE COFFEE GIRL INC PO BOX 22972 NASHVILLE TN 37202-2972
Name or company Street address City State ZIP

USA
Country

Preparer Information

LAUREN WEBER - 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:** 20241006735823

**Status:** Assessor Review

**Document No.:** 435133

**Recording Date:** 10/29/2024

**State/County Stamp:** 1-573-854-384

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**Declaration ID:** 20241006735823

**Status:** Assessor Review

**Document No.:** 435133

**Recording Date:** 10/29/2024

**State/County Stamp:** 1-573-854-384

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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>
07-25-281-006-000	0.00	Acres	No

**Personal Property Table**



Declaration ID: 20241006718299  
 Status: Assessor Review  
 Document No.: 434772  
 Recording Date: 10/3/2024

State/County Stamp: 1-236-154-544



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 905 STIENING STREET  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-25-401-001-000</u>	<u>.37</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/3/2024  
 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	<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>205,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006718299

Status: Assessor Review

State/County Stamp: 1-236-154-544

Document No.: 434772

Recording Date: 10/3/2024

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			205,000.00			
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	<input type="checkbox"/>	b	<input type="checkbox"/>	k	<input type="checkbox"/>	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17						205,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18						410.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19						205.00
20 County tax stamps — multiply Line 18 by 0.25.	20						102.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21						307.50

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

COMMENCING AT THE NORTHEASTERLY CORNER OF THAT PART OF TAX LOT 1-M OF SECTION 25 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, WHICH WAS CONVEYED BY DEED OF RECORD IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN DEED RECORD 86 ON PAGE 550; THENCE SOUTH 78 DEGREES WEST 240 FEET ALONG THE NORTHERLY LINE OF SAID TRACT TO AN IRON PIN FOR A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 78 DEGREES WEST 253 FEET ALONG THE SAID NORTHERLY LINE OF THAT TRACT TO THE NORTHWESTERLY CORNER OF SAID TRACT ON THE EASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE & OHIO RAILROAD; THENCE SOUTH 28 DEGREES 30 MINUTES EAST 58 FEET ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF SAID RAILROAD TO A POINT; THENCE NORTH 78 DEGREES EAST 232 FEET ALONG A LINE PARALLEL TO THE SAID NORTHERLY LINE TO A POINT ON THE WESTERLY LINE OF THE STREET HERETOFORE CONVEYED TO THE CITY OF WATERLOO, AS SHOWN OF RECORD IN DEED RECORD 82, PAGE 498; THENCE NORTH 10 DEGREES WEST 55 FEET ALONG THE SAID CITY STREET TO THE PLACE OF BEGINNING, AND BEING A PART OF TAX LOT 1-M OF SECTION 25 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS.

ALSO, COMMENCING AT THE NORTHWESTERLY CORNER OF THAT PART OF TAX LOT 1 OF WEST OUTLOTS IN SECTION 25 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS CONVEYED TO LEWIS W. LICH AND WIFE AS SHOWN BY DEED OF RECORD IN DEED RECORD 100, PAGE 272, RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS; THENCE SOUTH 3 DEGREES 30 MINUTES EAST 154.5 FEET ALONG THE WESTERLY LINE OF SAID CONVEYED TRACT, BEING ALSO THE EXTENSION OF THE EASTERLY LINE OF MOBILE STREET IN SAID CITY TO A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 3 DEGREES 30 MINUTES EAST 24.5 FEET TO THE SOUTHWESTERLY CORNER OF SAID CONVEYED TRACT; THENCE NORTH 78 DEGREES EAST 187.8 FEET ALONG THE SOUTHERLY LINE OF SAID CONVEYED TRACT TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTHERLY 24 FEET ALONG THE EASTERLY LINE OF SAID CONVEYED TRACT TO A POINT; THENCE SOUTH 78 DEGREES WEST 185.1 FEET TO THE PLACE OF BEGINNING, AND BEING A STRIP 24 FEET IN WIDTH OFF THE SAID TRACT CONVEYED TO LEWIS W. LICH AND WIFE, AS ABOVE REFERRED TO, AND BEING PART OF TAX LOT 1-H OF WEST OUTLOTS IN THE CITY OF WATERLOO, ILLINOIS.

EXCEPT PART OF TAX LOT 1-M IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, AS SHOWN ON THE SURVEYOR'S OFFICIAL PLAT RECORD A, PAGE 39 AS RECORDED IN MONROE COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID SECTION 25, SOUTH 89 DEGREES 17 MINUTES 48 SECONDS EAST, 199.64 FEET TO A POINT IN THE CENTERLINE OF FA ROUTE 312 (MARKED ILLINOIS ROUTE 3); THENCE ALONG SAID CENTERLINE NORTH 06 DEGREES 08 MINUTES 25 SECONDS WEST, 244.71 FEET; THENCE 784.06 FEET ALONG SAID CENTERLINE AND AN ARC TO THE LEFT, HAVING A RADIUS OF 1,909.86 FEET, THE CHORD OF WHICH BEARS NORTH 17 DEGREES 54 MINUTES 04 SECONDS WEST, 778.56 FEET; THENCE NORTH 29 DEGREES 39 MINUTES 43 SECONDS WEST, 516.83 FEET ALONG SAID CENTERLINE; THENCE LEAVING SAID CENTERLINE NORTH 60 DEGREES 20 MINUTES 17 SECONDS EAST, 51.26 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING; THENCE NORTH 29 DEGREES 36 MINUTES 56 SECONDS WEST, 58.90 FEET; THENCE NORTH 81 DEGREES 33 MINUTES 21 SECONDS EAST, 30.78 FEET; THENCE SOUTH 14 DEGREES 33 MINUTES 29 SECONDS EAST, 55.24 FEET; THENCE SOUTH 81 DEGREES 33 MINUTES 21 SECONDS WEST 15.39 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.





Declaration ID: 20241006718299

Status: Assessor Review

Document No.: 434772

Recording Date: 10/3/2024

State/County Stamp: 1-236-154-544

Seller Information

JEFFREY C. & COURTNEY A. NAUMANN

Seller's or trustee's name

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

833 NOTTINGHAM

Street address (after sale)

WATERLOO

City

IL

State

62298-0110

ZIP

618-980-9932

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 BLODGETT

Buyer's or trustee's name

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

905 STIENING ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1461

ZIP

618-340-5762

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 BLODGETT

Name or company

905 STIENING ST

Street address

WATERLOO

City

IL

State

62298-1461

ZIP

USA

Country

Preparer Information

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

231 S MAIN ST

Street address

WATERLOO

City

IL

State

62298-1325

ZIP

closings@monroecountytitle.com

Preparer's email address (if available)

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer. 1 County Township Class Cook-Minor Code 1 Code 2 2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land Buildings 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:** 20241006718299

**Status:** Assessor Review

**Document No.:** 434772

**Recording Date:** 10/3/2024

**State/County Stamp:** 1-236-154-544





Declaration ID: 20240906714375  
 Status: Assessor Review  
 Document No.: 434740  
 Recording Date: 10/1/2024

State/County Stamp: 1-069-209-776



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 505 STIENING STREET  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-25-401-006-000</u>	<u>.15</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/30/2024  
 Date

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

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

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

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

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

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

- 10 Identify only the items that apply to this sale.
- a    Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b    Sale between related individuals or corporate affiliates
  - c    Transfer of less than 100 percent interest
  - d    Court-ordered sale
  - e    Sale in lieu of foreclosure
  - f    Condemnation
  - g    Short sale
  - h    Bank REO (real estate owned)
  - i    Auction sale
  - j    Seller/buyer is a relocation company
  - k    Seller/buyer is a financial institution or government agency
  - l    Buyer is a real estate investment trust
  - m    Buyer is a pension fund
  - n    Buyer is an adjacent property owner
  - o    Buyer is exercising an option to purchase
  - p    Trade of property (simultaneous)
  - q    Sale-leaseback
  - r    Other (specify):
  - s    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>220,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240906714375

Status: Assessor Review

Document No.: 434740

Recording Date: 10/1/2024

State/County Stamp: 1-069-209-776

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			220,000.00
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			220,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			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.

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WALNUT STREET WITH THE WEST LINE OF SPRING AVENUE (N/K/A STIENING STREET) IN THE CITY OF WATERLOO, MONROE COUNTY, STATE OF ILLINOIS; THENCE SOUTH 10 DEGREES EAST, ALONG THE WEST LINE OF SPRING AVENUE (N/K/A STIENING STREET), 115 FEET AND 6 INCHES, TO A POST FOR A BEGINNING CORNER; THENCE SOUTH 80 DEGREES WEST 132 FEET TO A POST; THENCE SOUTH 11 DEGREES 30 MINUTES EAST FOR A DISTANCE OF 50 FEET, TO A POST; THENCE NORTH 80 DEGREES EAST ON A LINE PARALLEL TO THE NORTH LINE HEREIN DESCRIBED TO A POINT ON THE WEST LINE OF SPRING AVENUE (N/K/A STIENING STREET); THENCE NORTH, ALONG THE WEST LINE OF SPRING AVENUE (N/K/A STIENING STREET), TO THE PLACE OF BEGINNING; BEING A PART OF TAX LOT NO. 1-B OF WEST OUTLOTS IN THE CITY OF WATERLOO, IN SECTION 25, T. 2 S., R. 10 W. OF THE 3RD P.M. IN MONROE COUNTY, ILLINOIS, AND BEING ALSO KNOWN AS TAX LOT 1NA AS SHOWN BY PAGE 54 IN SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS).

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

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

**Seller Information**

BRIAN & TAMMIE HEET FAMILY TRUST

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

5716 VOGEL PL \_\_\_\_\_ MILLSTADT \_\_\_\_\_ IL \_\_\_\_\_ 62260-2742  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-578-8410 \_\_\_\_\_ 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**

EVAN ROBERT WEAVER

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

505 STIENING ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1453  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

816-519-6722 \_\_\_\_\_ 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: 20240906714375

Status: Assessor Review

Document No.: 434740

Recording Date: 10/1/2024

State/County Stamp: 1-069-209-776

EVAN ROBERT WEAVER	505 STIENING ST	WATERLOO	IL	62298-1453
Name or company	Street address	City	State	ZIP

USA  
Country

**Preparer Information**

LAUREN WEBER - 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:** 20240906714375

**Status:** Assessor Review

**Document No.:** 434740

**Recording Date:** 10/1/2024

**State/County Stamp:** 1-069-209-776

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Declaration ID: 20240906713530  
 Status: Assessor Review  
 Document No.: 434750  
 Recording Date: 10/1/2024

State/County Stamp: 1-992-005-808



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 603 STIENING STREET  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-25-401-011-000</u>	<u>.46</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/1/2024  
 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>175,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240906713530

Status: Assessor Review

Document No.: 434750

Recording Date: 10/1/2024

State/County Stamp: 1-992-005-808

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			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 THE SOUTHEASTERLY CORNER OF THAT PART OF TAX LOT 1-B OF WEST OUTLOTS IN SECTION 25 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M. IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, WHICH WAS CONVEYED TO JOHN H. BUETTNER AND WIFE AS SHOWN BY DEED RECORDED IN THE RECORDER'S OFFICE OF SAID COUNTY IN DEED RECORD 80 AT PAGE 59; THENCE NORTH 10 DEGREES WEST FOR A DISTANCE OF 145 FEET, ALONG THE EASTERLY LINE OF SAID TRACT, TO A POINT, THE SAME BEING THE POINT OF BEGINNING OF THE TRACT HEREIN BEING CONVEYED; THENCE SOUTH 80 DEGREES WEST 150 FEET TO A POST; THENCE SOUTH 10 DEGREES EAST 58 FEET ON A LINE PARALLEL TO THE STREET LINE FRONTING SAID PROPERTY; THENCE NORTH 80 DEGREES EAST 150 FEET, PARALLEL TO THE NORTHERLY LINE HEREIN DESCRIBED AS 58 FEET DISTANT THEREFROM; THENCE NORTH 10 DEGREES WEST FOR A DISTANCE OF 58 FEET, ALONG THE STREET LINE TO THE PLACE OF BEGINNING, AND BEING PART OF TAX LOT 1-B OF WEST OUTLOTS IN SECTION 25 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS.

ALSO:

BEGINNING AT THE SOUTHWEST CORNER OF THAT TRACT HERETOFORE CONVEYED BY LEWIS W. LICH AND LORENA P. LICH, HIS WIFE, TO GEORGE W. ARRAS AND EDNA S. ARRAS, HIS WIFE, AS SHOWN BY DEED OF RECORD IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN DEED 81 ON PAGE 292; THENCE NORTH 80 DEGREES EAST 130 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 10 DEGREES EAST 31 FEET TO A POINT; THENCE SOUTH 80 DEGREES WEST 130 FEET TO A POINT; THENCE NORTH 10 DEGREES WEST 31 FEET TO THE POINT OF BEGINNING, AND BEING PART OF TAX LOT 1-B OF WEST OUTLOTS IN THE CITY OF WATERLOO, IN SECTION 25 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS.

ALSO:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT PART OF TAX LOT 1-B OF WEST OUTLOTS IN SECTION 25 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M. IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, WHICH WAS CONVEYED TO JOHN H. BUETTNER AND WIFE AS SHOWN BY DEED RECORDED IN THE RECORDER'S OFFICE OF SAID COUNTY IN DEED RECORD 80 ON PAGE 59; THENCE NORTH 10 DEGREES WEST FOR A DISTANCE OF 145 FEET, ALONG THE EASTERLY LINE OF SAID TRACT, TO A POINT; THENCE SOUTH 80 DEGREES WEST 150 FEET TO A POST, THE SAME BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 80 DEGREES WEST FOR A DISTANCE OF 130 FEET TO THE WEST PROPERTY LINE; THENCE SOUTH 10 DEGREES EAST FOR A DISTANCE OF 58 FEET; THENCE NORTH 80 DEGREES EAST 130 FEET TO A POST; THENCE NORTH 10 DEGREES WEST FOR A DISTANCE OF 58 FEET TO THE POINT OF BEGINNING AND BEING PART OF TAX LOT 1-B OF WEST OUTLOTS IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M. 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**

ROBERT L. FLOERKE

Seller's or trustee's name

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





Declaration ID: 20240906713530

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Recording Date: 10/1/2024

State/County Stamp: 1-992-005-808

623 HAMACHER ST  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1786  
ZIP

312-217-4484  
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**

ZACHARY & HANNAH BREMER

Buyer's or trustee's name

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

603 STIENING ST  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1455  
ZIP

000-000-0000  
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:**

ZACHARY & HANNAH BREMER  
Name or company

603 STIENING ST  
Street address

WATERLOO  
City

IL  
State

62298-1455  
ZIP

USA  
Country

**Preparer Information**

LAUREN WEBER - 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 _____ 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>
<p><b>Illinois Department of Revenue Use</b></p>	<p><b>Tab number</b></p>



**Declaration ID:** 20240906713530

**Status:** Assessor Review

**Document No.:** 434750

**Recording Date:** 10/1/2024

**State/County Stamp:** 1-992-005-808

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Declaration ID: 20241006724210  
 Status: Assessor Review  
 Document No.: 434881  
 Recording Date: 10/11/2024

State/County Stamp: 0-810-427-568



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 307 WALNUT STREET  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-25-403-016-000</u>	<u>.18</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/10/2024  
 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>115,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20241006724210

Status: Assessor Review

Document No.: 434881

Recording Date: 10/11/2024

State/County Stamp: 0-810-427-568

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			115,000.00
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			115,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			230.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			115.00
20 County tax stamps — multiply Line 18 by 0.25.	20			57.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			172.50

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

LOT THREE (3) IN BLOCK ELEVEN (11) OF ROSE AND O'MELVENY'S ADDITION TO THE TOWN, NOW CITY, OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN BY THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS ON PAGE 25, AND ALSO IN PLAT ENVELOPE 2-347B, 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**

RNR RENTAL HOLDINGS, INC.

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

515 HIGH ST \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-1518  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-972-9237 \_\_\_\_\_  
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**

JACK ROBERT LUECKING

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

307 WALNUT ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1463  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-340-0364 \_\_\_\_\_  
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:**

JACK ROBERT LUECKING \_\_\_\_\_ 307 WALNUT ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1463  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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



Declaration ID: 20241006724210

Status: Assessor Review

Document No.: 434881

Recording Date: 10/11/2024

State/County Stamp: 0-810-427-568

LAUREN WEBER - 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: 20241006731838  
 Status: Assessor Review  
 Document No.: 435095  
 Recording Date: 10/28/2024

State/County Stamp: 1-570-696-368



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 304 WALNUT STREET  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-25-404-009-000</u>	<u>.12</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/25/2024  
 Date

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

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

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

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

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

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ 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>199,900.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006731838

Status: Assessor Review

Document No.: 435095

Recording Date: 10/28/2024

State/County Stamp: 1-570-696-368

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			199,900.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			199,900.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			400.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			200.00
20 County tax stamps — multiply Line 18 by 0.25.	20			100.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			300.00

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

BEGINNING AT THE NORTHWEST CORNER OF LOT NO. SEVENTEEN (17) OF BLOCK NO. TEN (10) OF ROSE & O'MELVENY'S ADDITION TO THE TOWN, NOW CITY, OF WATERLOO, MONROE COUNTY, ILLINOIS, THENCE SOUTHEASTERLY ON THE LINE BETWEEN LOTS 16 AND 17, 105 FEET TO A POST, THENCE NORTHEASTERLY PARALLEL WITH WALNUT STREET, FIFTY-ONE (51) FEET AND FOUR (4) INCHES TO A POST, THENCE NORTHWESTERLY 105 FEET TO A POST ON THE SOUTH LINE OF WALNUT STREET, THENCE SOUTHWESTERLY, ALONG SAID STREET LINE, FIFTY-ONE (51) FEET AND FOUR (4) INCHES TO THE PLACE OF BEGINNING, BEING PART OF LOTS 17 AND 18 OF BLOCK 10 OF ROSE & O'MELVENY'S ADDITION TO THE TOWN, NOW CITY, OF WATERLOO, ILLINOIS; BEING ALSO KNOWN AND DESCRIBED AS TAX LOTS 17-A AND 18-B OF BLOCK 10 OF ROSE & O'MELVENY'S ADDITION TO THE TOWN, NOW CITY, OF WATERLOO, ILLINOIS, AS SHOWN BY PAGE 25 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS) OF MONROE COUNTY, ILLINOIS RECORDS.

**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 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**

DEANE O'GUINN JR.  
 Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

237 N MOORE ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1230  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-606-3362 \_\_\_\_\_  
 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**

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

304 WALNUT ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1462  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-340-8255 \_\_\_\_\_  
 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: 20241006731838

Status: Assessor Review

Document No.: 435095

Recording Date: 10/28/2024

State/County Stamp: 1-570-696-368

EVAN METZGER	304 WALNUT ST	WATERLOO	IL	62298-1462
Name or company	Street address	City	State	ZIP

**Preparer Information**

LAUREN WEBER - 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	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>
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Declaration ID: 20241006738831  
 Status: Assessor Review  
 Document No.: 435196  
 Recording Date: 10/31/2024

State/County Stamp: 0-216-095-920



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 405 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

<u>07-25-406-019-000</u>	<u>.15</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/31/2024  
 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: _____               |
| 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>262,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241006738831

Status: Assessor Review

Document No.: 435196

Recording Date: 10/31/2024

State/County Stamp: 0-216-095-920

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			262,000.00
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			262,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			524.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			262.00
20 County tax stamps — multiply Line 18 by 0.25.	20			131.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			393.00

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

COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBERED ONE (1) OF BLK. 21 OF MARTIN'S ADDITION TO THE TOWN, NOW CITY OF WATERLOO, MONROE COUNTY AND STATE OF ILLINOIS; THENCE SOUTH 10° 25' EAST 116 FEET AND 6 INCHES ALONG THE WEST LINE OF CHURCH STREET TO A POINT OF BEGINNING; THENCE SOUTH 10° 25' EAST 60 FEET AND 3 INCHES ALONG THE WEST LINE OF CHURCH STREET TO AN IRON PIN AT THE SOUTHEAST CORNER OF LOT NO. 2 OF BLK. 21 OF SAID MARTIN'S ADDITION; THENCE WEST 135' 6" ALONG THE SOUTH LINE OF SAID LOT 2 TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 10° 25' WEST 44 FEET ALONG THE WEST LINE OF SAID LOT 2 TO A POST; THENCE NORTH 86° 15' EAST 82 FEET AND 9 INCHES TO A POST; THENCE NORTH 79° 35' EAST 50 FEET TO THE PLACE OF BEGINNING, AND BEING A PART OF LOT 2, BLK. 21 OF MARTIN'S ADDITION TO THE TOWN, NOW CITY OF WATERLOO, MONROE COUNTY AND STATE OF ILLINOIS, AS SHOWN IN SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS, AT PAGE 8, 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**

GROVES INVESTMENT CO.

Seller's or trustee's name

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

404 W 3RD ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1357

ZIP

618-939-7368

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**

BREEYN LANE

Buyer's or trustee's name

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

405 S CHURCH ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1428

ZIP

618-210-4159

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: 20241006738831

Status: Assessor Review

Document No.: 435196

Recording Date: 10/31/2024

State/County Stamp: 0-216-095-920

BREEYN LANE

Name or company

405 S CHURCH ST

Street address

WATERLOO

City

IL

State

62298-1428

ZIP

Preparer Information

LAUREN WEBER - 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

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
Illinois Department of Revenue Use Tab number



**Declaration ID:** 20241006738831

**Status:** Assessor Review

**Document No.:** 435196

**Recording Date:** 10/31/2024

**State/County Stamp:** 0-216-095-920

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Declaration ID: 20241006727613  
 Status: Assessor Review  
 Document No.: 434971  
 Recording Date: 10/18/2024

State/County Stamp: 1-549-644-976



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 611 MORRISON 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

07-25-436-012-000	.17	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/17/2024  
 Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	6,000.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	9,835.00

### 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	11 245,000.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20241006727613

Status: Assessor Review

State/County Stamp: 1-549-644-976

Document No.: 434971

Recording Date: 10/18/2024

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>245,000.00</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>245,000.00</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>490.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>245.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>122.50</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>367.50</u>

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. TWO (2) OF BLOCK NO. FOUR (4) OF ROSE AND O'MELVENY'S ADDITION TO THE TOWN, NOW CITY, OF WATERLOO, ILLINOIS; THENCE NORTHWESTERLY, ALONG MORRISON AVENUE FOR A DISTANCE OF FIVE (5) FEET FOR A BEGINNING CORNER; THENCE CONTINUING ALONG MORRISON AVENUE FIFTY (50) FEET; THENCE SOUTHWESTERLY, FOR A DISTANCE OF 155 FEET, PARALLEL WITH THE NORTH LOT LINE OF SAID LOT 2, TO THE ALLEY; THENCE SOUTHEASTERLY, ALONG SAID ALLEY FIFTY (50) FEET; THENCE NORTHEASTERLY FOR A DISTANCE OF 155 FEET, PARALLEL WITH THE NORTH LINE OF SAID LOT 2, TO THE PLACE OF BEGINNING; BEING FORTY-FIVE (45) FEET OFF OF THE NORTH SIDE OF LOT NO. TWO (2) AND FIVE (5) FEET OFF OF THE SOUTH SIDE OF LOT NO. THREE (3) IN BLOCK NO. FOUR (4) OF ROSE AND O'MELVENY'S ADDITION TO THE TOWN, NOW CITY, OF WATERLOO, MONROE COUNTY, AND STATE OF ILLINOIS; REFERENCE BEING HAD TO THE PLAT OF ROSE & O'MELVENY'S AS RECORDED IN PLAT ENVELOPE 2-347B 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**

JUDY C. HITZEMANN

Seller's or trustee's name

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

709 MAHALA DR

Street address (after sale)

WATERLOO

City

IL

State

62298-3257

ZIP

618-939-6078

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**

JOHN & MELANIE MARCONI

Buyer's or trustee's name

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

611 MORRISON AVE

Street address (after sale)

WATERLOO

City

IL

State

62298-1721

ZIP

636-236-5682

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: 20241006727613

Status: Assessor Review

Document No.: 434971

Recording Date: 10/18/2024

State/County Stamp: 1-549-644-976

JOHN & MELANIE MARCONI	611 MORRISON AVE	WATERLOO	IL	62298-1721
Name or company	Street address	City	State	ZIP

USA  
Country

**Preparer Information**

LAUREN WEBER - 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:** 20241006727613

**Status:** Assessor Review

**Document No.:** 434971

**Recording Date:** 10/18/2024

**State/County Stamp:** 1-549-644-976

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Declaration ID: 20241006718842  
 Status: Assessor Review  
 Document No.: 434823  
 Recording Date: 10/7/2024

State/County Stamp: 1-536-296-112



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1003 CREEKSIDE DRIVE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-26-265-057-000</u>	<u>.33</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/4/2024  
 Date

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

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

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

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

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

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 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>378,500.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20241006718842

Status: Assessor Review

Document No.: 434823

Recording Date: 10/7/2024

State/County Stamp: 1-536-296-112

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>378,500.00</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>378,500.00</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>757.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>378.50</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>189.25</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>567.75</u>

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

LOT 57 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.

EXCEPT COAL, GAS AND OTHER MINERAL RIGHTS CONVEYED, EXCEPTED OR RESERVED IN PRIOR CONVEYANCES.

**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 & EMILY RICHESON

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

6879 WILDCAT DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-910-2926 \_\_\_\_\_ 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**

SAM J. & JAMIE L. WILLE

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

1003 CREEKSIDE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0080  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-979-9707 \_\_\_\_\_ 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:**

SAM J. & JAMIE L. WILLE \_\_\_\_\_ 1003 CREEKSIDE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0080  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP



Declaration ID: 20241006718842

Status: Assessor Review

Document No.: 434823

Recording Date: 10/7/2024

State/County Stamp: 1-536-296-112

Preparer Information

USA
Country

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

231 S MAIN ST

Street address

closings@monroecountytitle.com

Preparer's email address (if available)

Preparer's file number (if applicable)

Escrow number (if applicable)

WATERLOO

City

IL

State

62298-1325

ZIP

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
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: 20241006727555  
 Status: Assessor Review  
 Document No.: 434945  
 Recording Date: 10/17/2024

State/County Stamp: 0-624-546-992



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 500 GLENDELL 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>07-36-117-019-000</u>	<u>.53</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/16/2024  
 Date

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

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

7 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>335,000.00</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			335,000.00
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			335,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			670.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			335.00
20 County tax stamps — multiply Line 18 by 0.25.	20			167.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			502.50

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

SIXTY (60) FEET, OF EQUAL WIDTH, OFF THE EAST SIDE OF LOT NO. FIVE (5), AND ALL OF LOT NO. SIX (6), IN BLOCK NO. THREE (3) OF HARTMAN'S SUBDIVISION, AS SHOWN BY PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT BOOK "C" ON PAGE 13 THEREOF, NOW IN PLAT ENVELOPE 94-A.

ALSO:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF BLOCK 3 OF HARTMAN'S SUBDIVISION IN THE CITY OF WATERLOO, COUNTY OF MONROE, AND STATE OF ILLINOIS, AS SHOWN ON PAGE 13 OF PLAT RECORD "C", NOW IN PLAT ENVELOPE 94-A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTH 150 FEET ALONG THE EAST LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER OF SAID LOT 6 ON THE SOUTH LINE OF TAX LOT 7-A OF SECTION 36 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 39 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF MONROE COUNTY, ILLINOIS, RECORDS; THENCE EAST 25 FEET ALONG THE SAID SOUTH LINE OF TAX LOT 7-A TO A POINT; THENCE NORTH 150 FEET ALONG A LINE PARALLEL TO THE SAID EAST LINE OF SAID LOT 6 TO A POINT; THENCE WEST 25 FEET TO THE PLACE OF BEGINNING AND BEING A PART OF TAX LOT 7-A OF SECTION 36 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED REAL ESTATE, ANY PORTION LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT CONVEYED TO LEO HECK AND MARGARET HECK IN DEED RECORD 199 AT PAGE 95 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, TO-WIT:

TWENTY (20) FEET, OF EVEN WIDTH, OFF OF THE WEST SIDE OF LOT NO. FIVE (5) IN BLOCK NO. THREE (3) OF "HARTMAN'S SUBDIVISION", SAID SUBDIVISION BEING ALL OF TAX LOTS 7-B AND 7-C AND PART OF TAX LOT 7-A OF SECTION 36 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT THEREOF IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN PLAT BOOK "C" ON PAGE 13 THEREOF, NOW IN PLAT ENVELOPE 94-A.

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

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

**Seller Information**

THE ROBERT & MILDRED MEHRING FAMILY TRUST DATED 8-27-2004

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
500 GLENDELL LN	WATERLOO	IL	62298-1801
Street address (after sale)	City	State	ZIP
618-920-6076	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.



Declaration ID: 20241006727555

Status: Assessor Review

Document No.: 434945

Recording Date: 10/17/2024

State/County Stamp: 0-624-546-992

Buyer Information

JOSEPH & STEPHANIE EDELMAN

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

500 GLENDELL LN WATERLOO IL 62298-1801
Street address (after sale) City State ZIP

618-444-4087 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:

JOSEPH & STEPHANIE EDELMAN 500 GLENDELL LN WATERLOO IL 62298-1801
Name or company Street address City State ZIP

USA
Country

Preparer Information

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)

231 S MAIN ST WATERLOO IL 62298-1325
Street address City State ZIP

closings@monroecountytitle.com 618-939-8292 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

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

Illinois Department of Revenue Use Tab number



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