



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 MARTINI 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

08-21-200-001-000

39.94

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/13/2025

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 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 X X 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): \_\_\_\_\_  
Date

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	525,760.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250106790164

Status: Assessor Review

Document No.: 436147

Recording Date: 1/14/2025

State/County Stamp: 0-077-852-336

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			525,760.00
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			525,760.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,052.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			526.00
20 County tax stamps — multiply Line 18 by 0.25.	20			263.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			789.00

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

THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-ONE (21) OF TOWNSHIP NO. TWO (2) SOUTH, RANGE NINE (9) WEST OF THE 3RD P.M., IN MONROE COUNTY, ILLINOIS.  
AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21 DESCRIBED AS FOLLOWS:  
A STRIP OF LAND TWELVE (12) FEET WIDE TO BE TAKEN OFF OF AND RUN ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION NO. TWENTY-ONE (21) IN TOWNSHIP NO. TWO (2) SOUTH OF RANGE NINE (9) WEST, TO THE COUNTY ROAD; BEGINNING AT THE NORTH LINE OF SAID TRACT OF LAND; THENCE SOUTH ALONG SAID WEST LINE THE WIDTH OF 12 FEET, UNTIL IT STRIKES THE COUNTY ROAD, AND IS CONVEYED FOR THE PURPOSE OF ROAD, AS ORIGINALLY CONVEYED IN DEED RECORD 9 AT PAGE 196 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND ALSO AS REFERRED TO IN AN AFFIDAVIT BY CHARLES WEHMEIER RECORDED JUNE 14, 1961 IN DEED RECORD 85 AT PAGE 246 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.  
EXCEPTING FROM THE SAID NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4), THE FOLLOWING DESCRIBED TRACT:  
A STRIP OF LAND FOURTEEN (14) FEET WIDE TO BE TAKEN OFF OF AND TO RUN ALONG THE SOUTH SIDE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION NO. TWENTY-ONE (21), TOWNSHIP NO. TWO (2) SOUTH OF RANGE NO. NINE (9) WEST, TO BEGIN ON THE EAST LINE OF SAID TRACT OF LAND, THENCE WEST, THE WIDTH OF FOURTEEN (14) FEET ALONG SAID SOUTH LINE, A DISTANCE OF 1308 FEET, OR WITHIN 12 FEET OF THE WEST LINE OF SAID LAND, SITUATED IN THE COUNTY OF MONROE, STATE OF ILLINOIS, AS ORIGINALLY CONVEYED IN DEED RECORD 9 AT PAGE 195 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**

WALTER W. REMIGER IRREVOCABLE TRUST

Seller's or trustee's name

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

516 LACROIX WAY  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-2858  
ZIP

314-910-0695  
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**

MARTIN IRVIN

Buyer's or trustee's name

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

7260 COVERED BRIDGE DR  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-3154  
ZIP



Declaration ID: 20250106790164

Status: Assessor Review

Document No.: 436147

Recording Date: 1/14/2025

State/County Stamp: 0-077-852-336

618-977-0808  
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:**

MARTIN IRVIN  
Name or company

7260 COVERED BRIDGE DR  
Street address

WATERLOO  
City

IL  
State

62298-3154  
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>
Illinois Department of Revenue Use	Tab number



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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>
ROSEMARY REMIGER IRREVOCABLE TRUST	516 LACROIX WAY	COLUMBIA	IL	622360000	3149100695	USA

### Additional Buyers Information



Declaration ID: 20250106784752  
 Status: Assessor Review  
 Document No.: 436236  
 Recording Date: 1/22/2025

State/County Stamp: 0-022-421-936



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 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. 2

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

<u>08-22-300-004-000</u>	<u>.65</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/22/2025  
 Date

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

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

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

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

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

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

<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   X   Sale between related individuals or corporate affiliates

c      Transfer of less than 100 percent interest

d      Court-ordered sale

e      Sale in lieu of foreclosure

f      Condemnation

g      Short sale

h      Bank REO (real estate owned)

i      Auction sale

j      Seller/buyer is a relocation company

k      Seller/buyer is a financial institution or government agency

l      Buyer is a real estate investment trust

m      Buyer is a pension fund

n      Buyer is an adjacent property owner

o      Buyer is exercising an option to purchase

p      Trade of property (simultaneous)

q      Sale-leaseback

r      Other (specify):

s      Homestead exemptions on most recent tax bill:

1 General/Alternative	<u>    </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>68,000.00</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			68,000.00
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			68,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			136.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			68.00
20	County tax stamps — multiply Line 18 by 0.25.	20			34.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			102.00

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

EIGHTEEN (18) ACRES MORE OR LESS IN THE SOUTHEAST PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, BEING ALL THAT PART OF SAID DESCRIBED 40 ACRE TRACT, BEING SOUTH AND EAST OF CREEK RUNNING THROUGH THE SAME, ALSO KNOWN AS LOT 4.

PARCEL #08-22-300-004

ALSO, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, CONTAINING 40 ACRES, MORE OR LESS, ALL OF WHICH IS SITUATED IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY AND STATE OF ILLINOIS, AND IS THE SAME PROPERTY AS CONVEYED FROM MAGDALENA SCHMIDT ET AL. UNDER DATE OF NOVEMBER 29, 1944, RECORDED IN BOOK 63, PAGE 344, MONROE COUNTY, STATE OF ILLINOIS.

PARCEL #08-27-100-003

EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 27 IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE WEST ALONG THE SECTION LINE FOR A DISTANCE OF 460 FEET; THENCE SOUTH, PARALLEL WITH SECTION LINE, FOR A DISTANCE OF 780 FEET; THENCE EAST, PARALLEL WITH SECTION LINE, FOR A DISTANCE OF 460 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 AFORESAID; THENCE NORTH ON SAID EAST LINE TO THE PLACE OF BEGINNING, CONTAINING 8.20 ACRES, MORE OR LESS. SUBJECT TO BUILDING LINES, EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

ALSO EXCEPTING PART OF SECTION 22 OF TOWNSHIP 2 SOUTH, RANGE 9 WEST, 3RD P.M., MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 27 IN TOWNSHIP 2 SOUTH, RANGE 9 WEST, 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE WEST ALONG THE NORTH SECTION LINE OF SECTION 27 FOR A DISTANCE OF 460 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THAT TRACT PREVIOUSLY CONVEYED BY VIVIAN M. FREUND AND JOSEPH FREUND, HER HUSBAND, TO FRANK BAUR AND IRMA BAUR, HIS WIFE, BY DEED DATED DECEMBER 14, 1957, AND RECORDED ON JANUARY 9, 1958, IN DEED BOOK 81 AT PAGE 24 IN THE OFFICE OF THE RECORDER OF DEEDS, MONROE COUNTY, ILLINOIS; THENCE NORTH ALONG A LINE WHICH IS THE NORTHERLY EXTENSION OF THE WESTERLY PROPERTY LINE OF THE AFORESAID TRACT CONVEYED TO FRANK BAUR AND IRMA BAUR TO A POINT IN THE CENTER OF A PUBLIC ROADWAY COMMONLY KNOWN AS KONARCIC ROAD; THENCE IN AN EASTERLY DIRECTION ALONG THE CENTERLINE OF THE AFORESAID KONARCIC ROAD TO A POINT ON THE NORTHERLY EXTENSION OF THE-EASTERLY LINE OF THE NORTHWESTERLY QUARTER OF THE AFORESAID SECTION 27, AND BEING THE NORTHERLY EXTENSION OF THE EASTERLY -PROPERTY LINE OF THE SAID TRACT CONVEYED TO FRANK BAUR AND IRMA BAUR; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27 TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES DEDICATED, TAKEN OR USED FOR PUBLIC ROADWAYS AND/OR UTILITY PURPOSES. SUBJECT TO ALL BUILDING LINES, EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

ALSO EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 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 CENTERLINE OF THE CREEK, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID CREEK TO THE INTERSECTION WITH THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 FOR A DISTANCE OF 620 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE NORTH 109.51 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 22 TO A SPIKE LOCATED IN THE CENTER OF A PUBLIC ROAD, THE POINT OF BEGINNING; THENCE NORTH 85°2'38" WEST 212.95 FEET TO A SPIKE; THENCE SOUTH 87°16'22" WEST 81.33 FEET TO A SPIKE; THENCE SOUTH 79°30'51" WEST 252.30 FEET TO A SPIKE IN THE CENTER OF SAID PUBLIC ROAD; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER, 682.51 FEET TO AN IRON PIPE ON THE BANK OF A CREEK, THENCE SOUTH 74°29'47" WEST 29.04 FEET TO A POINT IN THE BED OF SAID CREEK; THENCE NORTH 15°36'52" EAST 161.36 FEET TO A POINT IN SAID CREEK; THENCE SOUTH 75°47'5" EAST 188.93 FEET TO A POINT IN SAID CREEK; THENCE SOUTH 11°57'27" EAST 149.62



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Recording Date: 1/22/2025

FEET TO A POINT IN SAID CREEK; THENCE NORTH 84°20'47" EAST 313.40 FEET TO A POINT IN SAID CREEK ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 22, THENCE SOUTH 636.87 FEET TO THE POINT OF BEGINNING, CONTAINING 8 ACRES, MORE OR LESS, AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 22 OF TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. ALSO EXCEPTING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M.; THENCE AT AN ASSUMED BEARING OF NORTH 89°28'45" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 1047.43 FEET TO A POINT IN THE CENTER OF WALTERS CREEK; THENCE NORTH 9°30'00" EAST, A DISTANCE OF 7.00 FEET TO A POINT IN THE CENTERLINE OF A PUBLIC ROAD KNOWN AS KONARCIC ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE ALONG THE CENTERLINE OF WALTERS CREEK, THE FOLLOWING COURSES AND DISTANCES: NORTH 9°30'00" EAST, A DISTANCE OF 129.00 FEET TO A POINT; THENCE NORTH 12°00'00" EAST, A DISTANCE OF 245.00 FEET TO A POINT; THENCE DUE NORTH, A DISTANCE OF 46.00 FEET TO A POINT; THENCE NORTH 15°30'00" EAST, A DISTANCE OF 41.00 FEET TO A POINT; THENCE NORTH 27°30'00" EAST, A DISTANCE OF 58.00 FEET TO A POINT; THENCE NORTH 41°00'00" EAST, A DISTANCE OF 136.00 FEET TO A POINT; THENCE NORTH 56°30'00" EAST, A DISTANCE OF 97.72 FEET TO A POINT; THENCE DUE SOUTH, DEPARTING FROM SAID CENTERLINE OF WALTERS CREEK, A DISTANCE OF 638.31 FEET TO A POINT IN THE CENTERLINE OF KONARCIC ROAD; THENCE ALONG SAID CENTERLINE OF KONARCIC ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 79°00'00" WEST, A DISTANCE OF 17.00 FEET TO A POINT; THENCE SOUTH 83°00'00" WEST, A DISTANCE OF 102.00 FEET TO A POINT; THENCE SOUTH 86°00'00" WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 89°30'00" WEST, A DISTANCE OF 63.00 FEET TO THE POINT OF BEGINNING, CONTAINING 130,738 SQUARE FEET, OR 3.001 ACRES, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE ABOVE DESCRIBED TRACT WHICH LIES WITHIN THE RIGHT-OF-WAY OF KONARCIC ROAD. SUBJECT TO BUILDING LINES, EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

ALSO EXCEPTING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M.; THENCE AT AN ASSUMED BEARING OF NORTH 89°28'45" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 543.04 FEET TO A POINT; THENCE DUE NORTH, A DISTANCE OF 77.20 FEET TO AN OLD RAILROAD SPIKE WHICH LIES ON THE CENTERLINE OF A PUBLIC ROAD KNOWN AS "KONARCIC ROAD", SAID RAILROAD SPIKE BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ROBERT F. MATUSEK AND MARIE A. MATUSEK, AS TENANTS IN COMMON, BY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY IN BOOK OF DEEDS 130 ON PAGE 669; THENCE CONTINUING DUE NORTH, ALONG THE WEST LINE OF SAID MATUSEK TRACT, A DISTANCE OF 682.51 FEET TO A POINT; THENCE SOUTH 74°29'47" WEST, A DISTANCE OF 26.05 FEET TO A POINT IN THE CENTERLINE OF WALTER'S CREEK; THENCE ALONG THE CENTERLINE OF WALTER'S CREEK, THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°34'02" WEST, A DISTANCE OF 7.70 FEET TO A POINT; THENCE SOUTH 64°00'00" WEST, A DISTANCE OF 26.00 FEET TO A POINT; THENCE SOUTH 79°30'00" WEST, A DISTANCE OF 51.00 FEET TO A POINT; THENCE SOUTH 67°00'00" WEST, A DISTANCE OF 115.00 FEET TO A POINT; THENCE SOUTH 56°30'00" WEST, A DISTANCE OF 16.28 FEET TO A POINT; THENCE DUE SOUTH, DEPARTING FROM SAID CENTERLINE OF WALTER'S CREEK, A DISTANCE OF 638.31 FEET TO AN IRON BAR WHICH LIES IN THE CENTERLINE OF "KONARCIC ROAD"; THENCE NORTH 79°00'00" EAST, ALONG SAID CENTERLINE OF "KONARCIC ROAD", A DISTANCE OF 184.00 FEET TO A POINT; THENCE NORTH 78°29'48" EAST, CONTINUING ALONG SAID CENTERLINE OF "KONARCIC ROAD" A DISTANCE OF 42.77 FEET TO THE POINT OF BEGINNING, CONTAINING 147,625 SQUARE FEET OR 3.389 ACRES, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC TO THAT PORTION OF THE ABOVE DESCRIBED TRACT WHICH LIES WITHIN THE RIGHT-OF-WAY OF "KONARCIC ROAD". FURTHER SUBJECT TO ANY EASEMENTS, CONDITIONS, OR 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

STEPHEN FREUND

Seller's or trustee's name

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

4800 KERTH DR
Street address (after sale)

SAINT LOUIS
City

MO
State

63128-3118
ZIP

314-894-4930
Seller's daytime phone

Phone extension

USA
Country



Declaration ID: 20250106784752

Status: Assessor Review

Document No.: 436236

Recording Date: 1/22/2025

State/County Stamp: 0-022-421-936

Under penalties of perjury, I 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**

MARCIA KLOTH

Buyer's or trustee's name

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

7970 SCHULINE RD

Street address (after sale)

WALSH

City

IL

State

62297-1063

ZIP

618-853-4115

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:**

MARCIA KLOTH

Name or company

7970 SCHULINE RD

Street address

WALSH

City

IL

State

62297-1063

ZIP

USA

Country

**Preparer Information**

ARBEITER LAW OFFICES / JENNY WINGERTER

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

Street address

CHESTER

City

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

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:** 20250106784752

**Status:** Assessor Review

**Document No.:** 436236

**Recording Date:** 1/22/2025

**State/County Stamp:** 0-022-421-936

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**Declaration ID:** 20250106784752

**Status:** Assessor Review

**Document No.:** 436236

**Recording Date:** 1/22/2025

**State/County Stamp:** 0-022-421-936

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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>
08-27-100-003-000	30.10	Acres	No

**Personal Property Table**



Declaration ID: 20250106788014  
 Status: Assessor Review  
 Document No.: 436068  
 Recording Date: 1/8/2025

State/County Stamp: 1-468-796-592



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 6905 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. 2

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

<u>08-25-100-001-000</u>	<u>19.9</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/18/2024  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

- a      Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b      Sale between related individuals or corporate affiliates
- c      Transfer of less than 100 percent interest
- d      Court-ordered sale
- e      Sale in lieu of foreclosure
- f      Condemnation
- g      Short sale
- h      Bank REO (real estate owned)
- i      Auction sale
- j      Seller/buyer is a relocation company
- k      Seller/buyer is a financial institution or government agency
- l      Buyer is a real estate investment trust
- m      Buyer is a pension fund
- n      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>218,355.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106788014

Status: Assessor Review

State/County Stamp: 1-468-796-592

Document No.: 436068

Recording Date: 1/8/2025

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			218,355.00
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			218,355.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			437.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			218.50
20 County tax stamps — multiply Line 18 by 0.25.	20			109.25
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			327.75

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

PARCEL 1:

ALL THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25 IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; ALSO KNOWN AND DESCRIBED AS TAX LOT 7 AS SHOWN ON PAGE 13 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" OF MONROE COUNTY, ILLINOIS RECORDS.

EXCEPTING THEREFROM ANY PORTION OF THE LAND USED OR TAKEN FOR PUBLIC ROAD PURPOSES. 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:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 88 DEGREES, 15 MINUTES AND 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND ALONG ORLET ROAD 68.90 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 15 MINUTES AND 44 SECONDS EAST 15.00 FEET; THENCE NORTH 00 DEGREES, 15 MINUTES AND 44 SECONDS EAST LEAVING SAID SOUTH LINE AND SAID ORLET ROAD AND PARALLEL WITH THE EAST LINE OF SAID SECTION 718.28 FEET TO A 5/8" IRON PIN; THENCE NORTH 87 DEGREES, 50 MINUTES AND 51 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 121.64 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 15 MINUTES AND 44 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 614.04 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES, 50 MINUTES AND 51 SECONDS EAST ALONG SAID NORTH LINE 190.55 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00 DEGREES, 15 MINUTES AND 44 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SECTION 1331.83 FEET TO THE POINT OF BEGINNING, CONTAINING 3.8 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024-008889 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-004044 DURING NOVEMBER OF 2024.

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**

CAROL L. MATTHIAS AND THOMAS R. GLEIBER, INDEPENDENT EXECUTORS OF THE ESTATE OF LORENA C. GLEIBER, DECEASED

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

302 SYCAMORE ST E \_\_\_\_\_ THREE OAKS \_\_\_\_\_ MI \_\_\_\_\_ 49128-1150  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

312-213-0285 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_



Declaration ID: 20250106788014

Status: Assessor Review

Document No.: 436068

Recording Date: 1/8/2025

State/County Stamp: 1-468-796-592

Under penalties of perjury, I 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**

PROVERBS 1, LLC

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

140 LAFAYETTE AVE \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63104-4505  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

314-280-0046 \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country

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

**Mail tax bill to:**

PROVERBS 1, LLC \_\_\_\_\_ 140 LAFAYETTE AVE \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63104-4505  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

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

**Preparer Information**

STEPHANIE ROBISON - TOWN & COUNTRY TITLE \_\_\_\_\_ 2453946  
Preparer and company name \_\_\_\_\_ Preparer's file number (if applicable) \_\_\_\_\_ Escrow number (if applicable) \_\_\_\_\_

221 W POINTE DR STE 1 \_\_\_\_\_ SWANSEA \_\_\_\_\_ IL \_\_\_\_\_ 62226-8306  
Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

steph@tctitle.tv \_\_\_\_\_ 618-233-5300 \_\_\_\_\_ USA \_\_\_\_\_  
Preparer's email address (if available) \_\_\_\_\_ Preparer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country

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

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

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



**Declaration ID:** 20250106788014

**Status:** Assessor Review

**Document No.:** 436068

**Recording Date:** 1/8/2025

**State/County Stamp:** 1-468-796-592

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**Declaration ID:** 20250106788014

**Status:** Assessor Review

**Document No.:** 436068

**Recording Date:** 1/8/2025

**State/County Stamp:** 1-468-796-592

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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>
08-26-200-003-000	3.8	Acres	Yes

**Personal Property Table**



Declaration ID: 20250106789346  
 Status: Assessor Review  
 Document No.: 436138  
 Recording Date: 1/14/2025

State/County Stamp: 0-722-333-360



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 206 S ROGERS STREET  
 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>08-30-117-002-000</u>	<u>.67</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/10/2025  
 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	17,160.00
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	615,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250106789346

Status: Assessor Review

Document No.: 436138

Recording Date: 1/14/2025

State/County Stamp: 0-722-333-360

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			615,000.00
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			615,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,230.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			615.00
20 County tax stamps — multiply Line 18 by 0.25.	20			307.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			922.50

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

LOT 2 OF "CYPRESS PLACE", A SUBDIVISION AS RECORDED IN PLAT ENVELOPE 2-83A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

ALSO:

PART OF OUTLOT 1 OF "CYPRESS PLACE", A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT THEREOF RECORDED IN ENVELOPE 2-83A IN THE MONROE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF "CYPRESS PLACE"; THENCE NORTH 00 DEGREES 15 MINUTES 52 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 44 MINUTES 08 SECONDS EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 13.24 FEET TO THE WEST LINE OF A PARCEL CONVEYED TO SUSAN R. VAN CLEVE BY DEED RECORDED IN DEED BOOK 216 AT PAGE 701 IN THE MONROE COUNTY RECORDS; THENCE SOUTH 02 DEGREES 00 MINUTES 23 SECONDS EAST, ALONG THE WEST LINE OF SAID SUSAN R. VAN CLEVE PARCEL, 105.05 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 08 SECONDS WEST, 16.44 FEET TO THE POINT OF BEGINNING.

ALSO:

LOT 1 OF "CYPRESS PLACE", A SUBDIVISION AS RECORDED IN PLAT ENVELOPE 2-83A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

ALSO:

PART OF OUTLOT 1 OF "CYPRESS PLACE", A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT THEREOF RECORDED IN ENVELOPE 2-83A IN THE MONROE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF "CYPRESS PLACE"; THENCE NORTH 00 DEGREES 15 MINUTES 52 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 44 MINUTES 08 SECONDS EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 10.05 FEET TO THE WEST LINE OF A PARCEL CONVEYED TO SUSAN R. VAN CLEVE BY DEED RECORDED IN DEED BOOK 216 AT PAGE 701 IN THE MONROE COUNTY RECORDS; THENCE SOUTH 02 DEGREES 00 MINUTES 23 SECONDS EAST, ALONG THE WEST LINE OF SAID SUSAN R. VAN CLEVE PARCEL, 105.05 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 44 MINUTES 08 SECONDS WEST, 13.24 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:** 20250106789346  
**Status:** Assessor Review  
**Document No.:** 436138  
**Recording Date:** 1/14/2025

**State/County Stamp:** 0-722-333-360

**Seller Information**

ROBERT E. & CONSUELO L. HOELTING

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
104 EAGLE CT	WATERLOO	IL	62298-3158	
Street address (after sale)	City	State	ZIP	
618-612-0213	USA	Country		
Seller's daytime phone	Phone extension			

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

**Buyer Information**

ALEX J. & KATELYN M. AMANN

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
206 S ROGERS ST	WATERLOO	IL	62298-1597	
Street address (after sale)	City	State	ZIP	
217-549-6678	USA	Country		
Buyer's daytime phone	Phone extension			

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

**Mail tax bill to:**

ALEX J. & KATELYN M. AMANN	206 S ROGERS ST	WATERLOO	IL	62298-1597
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		Country
Preparer's email address (if available)	Preparer's daytime phone	Phone extension		

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

**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>
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**Declaration ID:** 20250106789346

**Status:** Assessor Review

**Document No.:** 436138

**Recording Date:** 1/14/2025

**State/County Stamp:** 0-722-333-360

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Declaration ID: 20250106787165  
 Status: Assessor Review  
 Document No.: 436105  
 Recording Date: 1/13/2025

State/County Stamp: 0-519-425-712



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 204 OSTERHAGE DRIVE

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

WATERLOO  
City or village

62298-0000  
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>08-30-136-085-000</u>	<u>.19</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/10/2025  
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>327,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106787165

Status: Assessor Review

Document No.: 436105

Recording Date: 1/13/2025

State/County Stamp: 0-519-425-712

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			327,000.00
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			327,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			654.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			327.00
20	County tax stamps — multiply Line 18 by 0.25.	20			163.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			490.50

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

LOT NO. 85 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**

ALEX J. & KATELYN M. AMANN

Seller's or trustee's name

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

206 ROGERS ST  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1597  
ZIP

618-791-9455  
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**

ASHLEY W. LEISTLER

Buyer's or trustee's name

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

204 OSTERHAGE DR  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1591  
ZIP

618-304-0777  
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:**

ASHLEY W. LEISTLER  
Name or company

204 OSTERHAGE DR  
Street address

WATERLOO  
City

IL  
State

62298-1591  
ZIP

**Preparer Information**

USA  
Country



Declaration ID: 20250106787165

Status: Assessor Review

Document No.: 436105

Recording Date: 1/13/2025

State/County Stamp: 0-519-425-712

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:** 20250106787165

**Status:** Assessor Review

**Documnet No.:** 436105

**Recording Date:** 1/13/2025

**State/County Stamp:** 0-519-425-712

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### Additional Sellers Information

### 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>
JUSTIN R. DICKERSON	204 OSTERHAGE DR	WATERLOO	IL	622980000	6185411141	USA



Declaration ID: 20250106795677  
 Status: Assessor Review  
 Document No.: 436276  
 Recording Date: 1/27/2025

State/County Stamp: 0-860-623-280



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 311 BRIARWOOD 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>08-30-165-058-000</u>	<u>.19</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/24/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify):

s  Homestead exemptions on most recent tax bill:

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>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: 20250106795677

Status: Assessor Review

Document No.: 436276

Recording Date: 1/27/2025

State/County Stamp: 0-860-623-280

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>175,000.00</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>175,000.00</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>350.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>175.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>87.50</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>262.50</u>

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

LOT NUMBER FIFTY-EIGHT (58) OF "SANDALWOOD COURTS", A SUBDIVISION BEING PART OF TAX LOTS 6-A AND 7 OF SECTION 30 IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE 192-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**

BARBARA A. BOEDGES

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

12335 W BEND DR \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63128-2160  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-814-1874 \_\_\_\_\_ Phone extension \_\_\_\_\_  
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**

JESSE K. MATTHEWS

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

311 BRIARWOOD DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1653  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-806-8762 \_\_\_\_\_ Phone extension \_\_\_\_\_  
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:**

JESSE K. MATTHEWS \_\_\_\_\_ 311 BRIARWOOD DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1653  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20250106795677

Status: Assessor Review

Document No.: 436276

Recording Date: 1/27/2025

State/County Stamp: 0-860-623-280

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>	
<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: 20250106787055  
 Status: Assessor Review  
 Document No.: 436084  
 Recording Date: 1/9/2025

State/County Stamp: 0-279-645-872



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

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

1 411 HILLCREST 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>08-30-301-014-000</u>	<u>.45</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/9/2025  
 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>316,500.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106787055

Status: Assessor Review

State/County Stamp: 0-279-645-872

Document No.: 436084

Recording Date: 1/9/2025

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			316,500.00			
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00			
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00			
16 If this transfer is exempt, identify the provision.	16	<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						316,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18						633.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19						316.50
20 County tax stamps — multiply Line 18 by 0.25.	20						158.25
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21						474.75

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

PARCEL 1:

LOT 6 AND 27.5 FEET OFF THE EAST SIDE OF LOT 5 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 KNOWN AS PLAT ENVELOPE 106-A, IN THE RECORDER'S OFFICE OF MONROE COUNTY ILLINOIS.

PARCEL 2:

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF TAX LOT 8-A OF SECTION 30 OF TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M. CITY OF WATERLOO, MONROE COUNTY ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF "HARDY ACRES, A SUBDIVISION IN THE CITY OF WATERLOO, MONROE COUNTY ILLINOIS" AS SHOWN ON PAGE 58 OF PLAT RECORD "C", NOW KNOWN AS PLAT ENVELOPE 106-A, OF MONROE COUNTY ILLINOIS RECORDS; THENCE WEST 139.5 FEET ALONG THE NORTH LINES OF LOT 6 AND 5 OF "HARDY ACRES" TO A POINT; THENCE NORTH 15 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID TAX LOT 8-A; THENCE EAST 139.5 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID TAX LOT 8-A TO A POINT; THENCE SOUTH 15 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

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

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

**Seller Information**

MICHAEL C. KOHLER

Seller's or trustee's name

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

9 REMINGTON WAY CT

Street address (after sale)

BALLWIN

City

MO

State

63021-6380

ZIP

618-975-5110

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**

MARK F. BEMBERG

Buyer's or trustee's name

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



Declaration ID: 20250106787055

Status: Assessor Review

Document No.: 436084

Recording Date: 1/9/2025

State/County Stamp: 0-279-645-872

411 HILLCREST DR  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1713  
ZIP

314-707-2673

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:

MARK F. BEMBERG  
Name or company

411 HILLCREST DR  
Street address

WATERLOO  
City

IL  
State

62298-1713  
ZIP

Preparer Information

USA  
Country

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 _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
Illinois Department of Revenue Use	Tab number



**Declaration ID:** 20250106787055

**Status:** Assessor Review

**Document No.:** 436084

**Recording Date:** 1/9/2025

**State/County Stamp:** 0-279-645-872

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**Declaration ID:** 20250106787055

**Status:** Assessor Review

**Document No.:** 436084

**Recording Date:** 1/9/2025

**State/County Stamp:** 0-279-645-872

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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>
08-30-301-013-000	0.00	Acres	No

**Personal Property Table**



Declaration ID: 20250106789639  
 Status: Assessor Review  
 Document No.: 436121  
 Recording Date: 1/13/2025

State/County Stamp: 0-872-033-968



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 5405 LRC ROAD  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T3S R10W  
 Township

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

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

<u>10-15-200-005-000</u>	<u>10</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/10/2025  
 Date

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

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

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

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

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

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 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>360,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250106789639

Status: Assessor Review

Document No.: 436121

Recording Date: 1/13/2025

State/County Stamp: 0-872-033-968

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			360,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			360,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			720.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			360.00
20	County tax stamps — multiply Line 18 by 0.25.	20			180.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			540.00

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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN IRON BAR MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE N. 00°16'15" E., ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 452.82 FEET, TO AN IRON PIN; THENCE N. 89°34'19" W., A DISTANCE OF 970.05 FEET, TO AN IRON PIN; THENCE S. 00°16'15" W., A DISTANCE OF 445.28 FEET, TO AN IRON PIN IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15; THENCE S. 89°07'36" E., ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 970.10 FEET, TO THE POINT OF BEGINNING.

ALSO:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT AN IRON BAR MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE N. 00°16'15" E., ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 452.82 FEET, TO AN IRON PIN MARKING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING N. 00°16'15" E., ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 449.05 FEET TO AN IRON PIN; THENCE N. 89°34'19" W., A DISTANCE OF 970.05 FEET TO AN IRON PIN; THENCE S. 00°16'15" W., A DISTANCE OF 449.05 FEET TO AN IRON PIN; THENCE S. 89°34'19" E., A DISTANCE OF 970.05 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 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**

SALLY THORBURG REVOCABLE TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
912 JAMES ST	WATERLOO	IL	62298-1064
Street address (after sale)	City	State	ZIP
618-390-0072	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**

DD PROPERTIES LLC

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
6113 CHANTILLY BND	WATERLOO	IL	62298-2132
Street address (after sale)	City	State	ZIP



Declaration ID: 20250106789639

Status: Assessor Review

Document No.: 436121

Recording Date: 1/13/2025

State/County Stamp: 0-872-033-968

618-910-2604

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:

DD PROPERTIES LLC

Name or company

6113 CHANTILLY BND

Street address

WATERLOO

City

IL

State

62298-2132

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>
Illinois Department of Revenue Use	Tab number



**Declaration ID:** 20250106789639

**Status:** Assessor Review

**Document No.:** 436121

**Recording Date:** 1/13/2025

**State/County Stamp:** 0-872-033-968

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**Declaration ID:** 20250106789639

**Status:** Assessor Review

**Document No.:** 436121

**Recording Date:** 1/13/2025

**State/County Stamp:** 0-872-033-968

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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>
10-15-200-007-000	10	Acres	No

**Personal Property Table**



Declaration ID: 20250106793564  
 Status: Assessor Review  
 Document No.: 436190  
 Recording Date: 1/17/2025

State/County Stamp: 1-240-301-232



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 6478 LAKE FOREST 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>11-02-366-014-000</u>	<u>2.61</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/17/2025  
 Date

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	<u>537,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250106793564

Status: Assessor Review

Document No.: 436190

Recording Date: 1/17/2025

State/County Stamp: 1-240-301-232

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		537,000.00	
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		537,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		1,074.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		537.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		268.50	
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		805.50	

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

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE IN THE SURFACE OF A PUBLIC ROAD KNOWN AS "J" ROAD, SAID RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE ON AN ASSUMED BEARING OF NORTH 00°09'36" WEST ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER AND ALONG SAID "J" ROAD, A DISTANCE OF 738.53 FEET TO A RAILROAD SPIKE; THENCE SOUTH 89°50'24" WEST, A DISTANCE OF 544.50 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89°50'24" WEST, A DISTANCE OF 405.50 FEET TO AN IRON PIN; THENCE NORTH 00°09'36" WEST, A DISTANCE OF 280.00 FEET TO A POINT; THENCE SOUTH 89°50'24" EAST, A DISTANCE OF 405.50 FEET TO A POINT; THENCE SOUTH 00°09'36" EAST, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS FOR ROADWAY AND UTILITY PURPOSES EXTENDING TO A PUBLIC ROAD KNOWN AS "J" ROAD, SAID EASEMENTS BEING SHOWN ON THE PLAT OF SURVEY RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, ON JUNE 29, 1989, AS DOCUMENT NO. 159597 IN PLAT ENVELOPE 175B.

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

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

**Seller Information**

WILLIAM & LEIGH-ANNE FELDKER

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

2712 DOGWOOD LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-4828  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-397-5049 \_\_\_\_\_ 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**

SANDY & BREANNA A. DERRA

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

6478 LAKE FOREST DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3036  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

308-520-4650 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_



Declaration ID: 20250106793564

Status: Assessor Review

Document No.: 436190

Recording Date: 1/17/2025

State/County Stamp: 1-240-301-232

Under penalties of perjury, I 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:

SANDY & BREANNA A. DERRA      6478 LAKE FOREST DR      WATERLOO      IL      62298-3036  
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

To be completed by the Chief County Assessment Officer

1 County      Township      Class      Cook-Minor      Code 1      Code 2

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

Land \_\_\_\_\_

Buildings \_\_\_\_\_

Total \_\_\_\_\_

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

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

5 Comments

Illinois Department of Revenue Use	Tab number
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**Declaration ID:** 20250106793564

**Status:** Assessor Review

**Document No.:** 436190

**Recording Date:** 1/17/2025

**State/County Stamp:** 1-240-301-232

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Declaration ID: 20250106788796  
 Status: Assessor Review  
 Document No.: 436080  
 Recording Date: 1/9/2025

State/County Stamp: 0-421-793-456



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 HARBAUGH LANE  
 Street address of property (or 911 address, if available)  
 RED BUD 62278-0000  
 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

12-13-400-003-000	37.8	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/18/2024  
 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Farm   |
| k <input type="checkbox"/>            | <input type="checkbox"/> Other (specify): _____                                      |

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

_____ 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	11 524,853.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20250106788796

Status: Assessor Review

State/County Stamp: 0-421-793-456

Document No.: 436080

Recording Date: 1/9/2025

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			524,853.00
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			524,853.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,050.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			525.00
20	County tax stamps — multiply Line 18 by 0.25.	20			262.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			787.50

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

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:  
 BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES, 46 MINUTES AND 22 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION 1340.60 FEET TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION, FROM WHICH A FOUND 1/2" IRON PIN BEARS SOUTH 00 DEGREES, 46 MINUTES AND 22 SECONDS EAST 18.19 FEET; THENCE SOUTH 89 DEGREES, 35 MINUTES AND 34 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 1023.16 FEET TO A FOUND AXLE; THENCE SOUTH 05 DEGREES, 05 MINUTES AND 54 SECONDS EAST LEAVING SAID NORTH LINE 389.26 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 89 DEGREES, 05 MINUTES AND 44 SECONDS EAST 273.28 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 01 DEGREE, 15 MINUTES AND 54 SECONDS EAST ALONG SAID EAST LINE 211.60 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 25 MINUTES AND 16 SECONDS EAST ALONG SAID EAST LINE 431.85 FEET; THENCE SOUTH 17 DEGREES, 45 MINUTES AND 39 SECONDS WEST LEAVING SAID EAST LINE 316.14 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 44 MINUTES AND 21 SECONDS WEST 82.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 30 MINUTES AND 39 SECONDS WEST 2.30 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES, 44 MINUTES AND 21 SECONDS WEST ALONG SAID SOUTH LINE 1142.25 FEET TO THE POINT OF BEGINNING, CONTAINING 37.8 ACRES, MORE OR LESS WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024-008889-1 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING NOVEMBER OF 2024.  
 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**

CAROL L. MATTHIAS AND THOMAS R. GLEIBER, INDEPENDENT EXECUTORS OF THE ESTATE OF LORENA C. GLEIBER, DECEASED

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

302 SYCAMORE ST E \_\_\_\_\_ THREE OAKS \_\_\_\_\_ MI \_\_\_\_\_ 49128-1150  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

312-213-0285 \_\_\_\_\_ 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**



Declaration ID: 20250106788796

Status: Assessor Review

Document No.: 436080

Recording Date: 1/9/2025

State/County Stamp: 0-421-793-456

MATTHEW W. LOWE TRUST

Buyer's or trustee's name

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

9605 HARBAUGH LN

Street address (after sale)

RED BUD

City

IL

State

62278-3367

ZIP

760-331-8699

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 W. LOWE TRUST

Name or company

9605 HARBAUGH LN

Street address

RED BUD

City

IL

State

62278-3367

ZIP

USA

Country

Preparer Information

STEPHANIE ROBISON - TOWN & COUNTRY TITLE

Preparer and company name

Preparer's file number (if applicable)

2453948

Escrow number (if applicable)

221 W POINTE DR STE 1

Street address

SWANSEA

City

IL

State

62226-8306

ZIP

steph@tctitle.tv

Preparer's email address (if available)

618-233-5300

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:** 20250106788796

**Status:** Assessor Review

**Document No.:** 436080

**Recording Date:** 1/9/2025

**State/County Stamp:** 0-421-793-456

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Declaration ID: 20250106787727  
 Status: Assessor Review  
 Document No.: 436077  
 Recording Date: 1/9/2025

State/County Stamp: 1-036-848-816



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 SMITH LANE  
 Street address of property (or 911 address, if available)

RED BUD 62278-0000  
 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>12-24-200-002-000</u>	<u>39</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/17/2024  
 Date

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

b      Sale between related individuals or corporate affiliates

c      Transfer of less than 100 percent interest

d      Court-ordered sale

e      Sale in lieu of foreclosure

f      Condemnation

g      Short sale

h      Bank REO (real estate owned)

i      Auction sale

j      Seller/buyer is a relocation company

k      Seller/buyer is a financial institution or government agency

l      Buyer is a real estate investment trust

m      Buyer is a pension fund

n      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>396,004.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250106787727

Status: Assessor Review

State/County Stamp: 1-036-848-816

Document No.: 436077

Recording Date: 1/9/2025

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			396,004.00
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			396,004.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			793.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			396.50
20 County tax stamps — multiply Line 18 by 0.25.	20			198.25
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			594.75

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

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:  
 BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES, 44 MINUTES AND 21 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 1142.25 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 30 MINUTES AND 39 SECONDS WEST LEAVING SAID NORTH LINE 282.70 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 57 MINUTES AND 20 SECONDS EAST 189.50 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 00 DEGREES, 15 MINUTES AND 31 SECONDS EAST ALONG SAID EAST LINE 1045.97 FEET TO A FOUND 1/2" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES, 35 MINUTES AND 47 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND ALONG SMITH ROAD 1317.24 FEET TO A FOUND 1/2" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES, 30 MINUTES AND 27 SECONDS WEST LEAVING SAID SOUTH LINE AND SAID SMITH ROAD AND ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION 1328.00 FEET TO THE POINT OF BEGINNING, CONTAINING 39.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO A 1,800 SQUARE FEET INGRESS/EGRESS EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89 DEGREES, 35 MINUTES AND 47 SECONDS WEST 60.00 FEET; THENCE NORTH 45 DEGREES, 04 MINUTES AND 21 SECONDS EAST 84.36 FEET; THENCE SOUTH 00 DEGREES, 15 MINUTES AND 31 SECONDS EAST 60.00 FEET TO THE POINT OF BEGINNING. ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024-008889-1 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING NOVEMBER OF 2024.  
 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**

CAROL L. MATTHIAS AND THOMAS R. GLEIBER, INDEPENDENT EXECUTORS OF THE ESTATE OF LORENA C. GLEIBER, DECEASED

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

302 SYCAMORE ST E	THREE OAKS	MI	49128-1150
Street address (after sale)	City	State	ZIP

312-213-0285	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.



Declaration ID: 20250106787727

Status: Assessor Review

Document No.: 436077

Recording Date: 1/9/2025

State/County Stamp: 1-036-848-816

Buyer Information

LUKE A. SIMPSON AND GLENNDA S. NAEGER

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

9425 SMITH RD RED BUD IL 62278-3373
Street address (after sale) City State ZIP

618-980-4086 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:

LUKE A. SIMPSON AND GLENNDA 9425 SMITH RD RED BUD IL 62278-3373
Simpson & Naeger Company Street address City State ZIP

USA
Country

Preparer Information

STEPHANIE ROBISON - TOWN & COUNTRY TITLE 2453949
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)

221 W POINTE DR STE 1 SWANSEA IL 62226-8306
Street address City State ZIP

steph@tctitle.tv 618-233-5300 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:** 20250106787727

**Status:** Assessor Review

**Document No.:** 436077

**Recording Date:** 1/9/2025

**State/County Stamp:** 1-036-848-816

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Declaration ID: 20250106788781  
 Status: Assessor Review  
 Document No.: 436086  
 Recording Date: 1/9/2025

State/County Stamp: 1-294-988-976



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 SMITH LANE

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

RED BUD 62278-0000  
 City or village ZIP

T3S R7W  
 Township

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

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

13-19-100-002-000	17.5	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/18/2024  
 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	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	11 206,062.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20250106788781

Status: Assessor Review

Document No.: 436086

Recording Date: 1/9/2025

State/County Stamp: 1-294-988-976

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			206,062.00
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			206,062.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			413.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			206.50
20	County tax stamps — multiply Line 18 by 0.25.	20			103.25
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			309.75

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

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 1/2" IRON PIN MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES, 15 MINUTES AND 31 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 1045.97 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 57 MINUTES AND 20 SECONDS EAST LEAVING SAID WEST LINE 819.69 FEET TO A FOUND IRON PIPE; THENCE SOUTH 09 DEGREES, 33 MINUTES AND 31 SECONDS WEST 1054.82 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES, 10 MINUTES AND 49 SECONDS WEST ALONG SAID SOUTH LINE 639.73 FEET TO THE POINT OF BEGINNING, CONTAINING 17.5 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED HAVING THE RIGHT-OF-USE OF A 1,800 SQUARE FEET INGRESS/EGRESS EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89 DEGREES, 35 MINUTES AND 47 SECONDS WEST 60.00 FEET; THENCE NORTH 45 DEGREES, 04 MINUTES AND 21 SECONDS EAST 84.36 FEET; THENCE SOUTH 00 DEGREES, 15 MINUTES AND 31 SECONDS EAST 60.00 FEET TO THE POINT OF BEGINNING. ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024-008889-1 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING NOVEMBER OF 2024.

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**

CAROL L. MATTHIAS AND THOMAS R. GLEIBER, INDEPENDENT EXECUTORS OF THE ESTATE OF LORENA C. GLEBIER, DECEASED

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

302 SYCAMORE ST E \_\_\_\_\_ THREE OAKS MI 49128-1150  
Street address (after sale) \_\_\_\_\_ City State ZIP

312-213-0285 \_\_\_\_\_ USA  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country

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

**Buyer Information**

JASON E. AND JENNIFER M. SMITH

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



Declaration ID: 20250106788781

Status: Assessor Review

Document No.: 436086

Recording Date: 1/9/2025

State/County Stamp: 1-294-988-976

105 S VAN BUREN ST NEW ATHENS IL 62264-1323
Street address (after sale) City State ZIP

618-604-7840 USA
Buyer's daytime phone Country
Buyer's daytime phone Phone extension

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

Mail tax bill to:

JASON E. AND JENNIFER M. SMITH 105 S VAN BUREN ST NEW ATHENS IL 62264-1323
Name or company Street address City State ZIP

Preparer Information

STEPHANIE ROBISON - TOWN & COUNTRY TITLE 2453951
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)

221 W POINTE DR STE 1 SWANSEA IL 62226-8306
Street address City State ZIP

steph@tctitle.tv 618-233-5300 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.
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:** 20250106788781

**Status:** Assessor Review

**Document No.:** 436086

**Recording Date:** 1/9/2025

**State/County Stamp:** 1-294-988-976

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Declaration ID: 20250106794770  
 Status: Assessor Review  
 Document No.: 436203  
 Recording Date: 1/21/2025

State/County Stamp: 2-125-611-440



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 3838 BRANDT ROAD  
 Street address of property (or 911 address, if available)

FULTS 62244-0000  
 City or village ZIP

T4S R10W  
 Township

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

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

<u>15-10-300-001-000</u>	<u>20</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/17/2025  
 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>279,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106794770

Status: Assessor Review

Document No.: 436203

Recording Date: 1/21/2025

State/County Stamp: 2-125-611-440

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			279,000.00
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			279,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			558.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			279.00
20	County tax stamps — multiply Line 18 by 0.25.	20			139.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			418.50

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

PARCEL 1:

THE SOUTH (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4), IN SECTION TEN (10), TOWNSHIP NO. FOUR (4) SOUTH, RANGE NO. TEN (10) WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENT DATED SEPTEMBER 19, 2020, AND RECORDED SEPTEMBER 25, 2020, AS DOCUMENT NO. 411245, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

A TWELVE (12) FOOT WIDE INGRESS/EGRESS EASEMENT, BEING SIX (6) FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF AN EXISTING GRAVEL ROADWAY, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, SAID POINT IS IN THE CENTERLINE OF AN EXISTING GRAVEL ROAD AND IS 393.02 FEET NORTH OF THE CENTER OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE NORTH 68°35'25" EAST, ALONG THE CENTERLINE OF SAID PRIVATE ROADWAY, A DISTANCE OF 318.01 FEET; THENCE, CONTINUING ALONG SAID CENTERLINE, NORTH 80°54'54" EAST, A DISTANCE OF 126.44 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ALONG THE CENTERLINE OF SAID ROADWAY, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 50°06'30" AND A CHORD OF 127.04 FEET WHICH BEARS NORTH 55°51'38" EAST, AN ARC LENGTH OF 131.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 30°48'24" EAST, CONTINUING ALONG SAID ROADWAY, A DISTANCE OF 320.53 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ALONG THE CENTERLINE OF SAID ROADWAY, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 49°38'46" AND A CHORD OF 41.98 FEET WHICH BEARS NORTH 55°37'46" EAST, AN ARC LENGTH OF 43.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 82°50'46" EAST, ALONG SAID ROADWAY, A DISTANCE OF 127.81 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ALONG THE CENTERLINE OF SAID ROADWAY, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 41°59'30" AND A CHORD OF 35.83 FEET WHICH BEARS NORTH 61°51'01" EAST, AN ARC LENGTH OF 36.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 40°51'16" EAST, CONTINUING ALONG SAID ROADWAY, A DISTANCE OF 120.02 FEET; THENCE NORTH 23°55'59" EAST, ALONG SAID ROADWAY, A DISTANCE OF 95.76 FEET TO BRANDT ROAD AND THE POINT OF TERMINUS OF THIS PROPOSED EASEMENT.

**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 C. HANSEN

Seller's or trustee's name

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



Declaration ID: 20250106794770

Status: Assessor Review

Document No.: 436203

Recording Date: 1/21/2025

State/County Stamp: 2-125-611-440

427 S CHURCH ST  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1428  
ZIP

314-420-2192

Under penalties of perjury, I 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**

DAVID S. BRADLEY AND KRISTINA J. BRADLEY QUALIFIED SPOUSAL TRUST

Buyer's or trustee's name

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

3028 FAIRFIELD WAY LN  
Street address (after sale)

SAINT LOUIS  
City

MO  
State

63129-4992  
ZIP

314-280-4029

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:**

DAVID S. BRADLEY AND KRISTINA J. BRADLEY QUALIFIED SPOUSAL TRUST

3028 FAIRFIELD WAY LN  
Street address

SAINT LOUIS  
City

MO  
State

63129-4992  
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	
<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:** 20250106794770

**Status:** Assessor Review

**Document No.:** 436203

**Recording Date:** 1/21/2025

**State/County Stamp:** 2-125-611-440

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Declaration ID: 20240906714924  
 Status: Assessor Review  
 Document No.: 436327  
 Recording Date: 1/31/2025

State/County Stamp: 0-137-875-888



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 5947 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. 2

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

<u>16-04-400-001-000</u>	<u>75.29</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>1,650,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240906714924

Status: Assessor Review

Document No.: 436327

Recording Date: 1/31/2025

State/County Stamp: 0-137-875-888

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			1,650,000.00
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			1,650,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			3,300.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			1,650.00
20	County tax stamps — multiply Line 18 by 0.25.	20			825.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			2,475.00

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

PARCEL 1:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 OF TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, EXCEPTING 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 OF TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS. SUBJECT TO A 20 FOOT EASEMENT, 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 SAID 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 NORTH LINE OF THE ABOVE DESCRIBED TRACT AS HEREIN CONVEYED. SUBJECT TO RIGHTS OF THE PUBLIC IN AND TO ANY PART USED FOR PUBLIC ROADWAYS; AND SUBJECT TO EASEMENT GRANTED TO ILLINOIS POWER COMPANY DATED SEPTEMBER 5, 1947 AS RECORDED IN DEED RECORD 66 PAGE 293. SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED. EXCEPT THAT PART CONVEYED TO ROY E. WHITE AND MARY E. WHITE IN QUIT CLAIM DEED DATED OCT. 2, 1990 AND RECORDED OCT. 3, 1990 IN THE MONROE COUNTY RECORDER'S OFFICE, WATERLOO, ILLINOIS, BOOK 167 PAGE 705-706 AND BEING MORE PARTICULARLY DESCRIBED AS:

A PART OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF SECTION 4, IN TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 4, 625.06 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°00', 50 FEET TO AN IRON PIN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°00' PARALLEL WITH AND 50 FEET NORTH OF SAID SOUTH LINE OF SECTION 4, 625.28 FEET TO AN IRON PIN IN THE EAST LINE OF SAID SECTION 4; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89° 45', ALONG SAID EAST LINE, 50 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS.

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.

ALSO

BEGINNING AT AN OLD IRON PIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER, 702.75 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°00', 69.87 FEET TO A POINT IN A PUBLIC ROAD; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 98°36' ALONG SAID PUBLIC ROAD, 302.22 FEET; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 7° 14' TO THE LEFT ALONG SAID PUBLIC ROAD, 339.90 FEET; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 4° 26' TO THE RIGHT ALONG SAID ROAD, 64.35 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 83° 35' ALONG SAID WEST LINE, 10.14 FEET TO THE POINT OF BEGINNING. SUBJECT TO A PUBLIC ROAD OVER THE SOUTHERLY PORTION THEREOF.

SUBJECT TO EASEMENT TO ILLINOIS POWER COMPANY DATED FEB. 15, 2000 AND RECORDED FEB. 24, 2000, IN THE MONROE COUNTY RECORDER'S OFFICE, WATERLOO, ILLINOIS BOOK 224 PAGE 436-437, DOCUMENT NUMBER 238291

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF SECTION 4, IN TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 4, 625.06 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°00', 50 FEET TO AN IRON PIN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°00' PARALLEL WITH AND 50 FEET NORTH OF SAID SOUTH LINE OF SECTION 4, 625.28 FEET TO AN IRON PIN ON THE EAST LINE OF SAID SECTION 4; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF



Declaration ID: 20240906714924

Status: Assessor Review

Document No.: 436327

Recording Date: 1/31/2025

State/County Stamp: 0-137-875-888

89°45', ALONG SAID EAST LINE, 50 FEET TO THE POINT OF BEGINNING.

ALSO, THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, LYING NORTH OF THE CURRENT NORTHERN RIGHT OF WAY LINE OF THE PUBLIC ROAD, KNOWN AS MM ROAD.

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.

PRIOR DEED: 377207

PERMANENT PARCEL NO.: 16-04-400-001-000

PROPERTY ADDRESS: 5947 MM ROAD, RED BUD, IL 62278

PARCEL 2:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS.

ALSO THE RIGHT OF INGRESS AND EGRESS ALONG WITH OTHERS IN AND TO A STRIP OF LAND 10 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 3RD P.M., 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.

PRIOR DEED: 387568

PERMANENT PARCEL NUMBER: 16-04-200-003-000

PROPERTY ADDRESS: MM ROAD, RED BUD, IL 62278

### 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

KATHERINE A. ZANDERS-STELLHORN, TRUSTEE

Seller's or trustee's name

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

1307 STONEFIELD DR

Street address (after sale)

WATERLOO

City

IL

State

62298-2777

ZIP

618-407-3357

Seller's daytime phone

Phone extension

USA

Country

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

### Buyer Information

BRIAN A. & CHRISTINE L. ZANDERS COX

Buyer's or trustee's name

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

1080 PINE CREST

Street address (after sale)

RED BUD

City

IL

State

62278-0000

ZIP

618-973-1199

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20240906714924

Status: Assessor Review

Document No.: 436327

Recording Date: 1/31/2025

State/County Stamp: 0-137-875-888

Under penalties of perjury, I 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. & CHRISTINE L. ZANDERS 1080 PINE CREST RED BUD IL 62278-0000  
Name or company Street address City State 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 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

1 County Township Class Cook-Minor Code 1 Code 2

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

Land \_\_\_\_\_  
Buildings \_\_\_\_\_  
Total \_\_\_\_\_

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

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

5 Comments

Illinois Department of Revenue Use	Tab number
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**Declaration ID:** 20240906714924

**Status:** Assessor Review

**Document No.:** 436327

**Recording Date:** 1/31/2025

**State/County Stamp:** 0-137-875-888

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**Declaration ID:** 20240906714924

**Status:** Assessor Review

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**Recording Date:** 1/31/2025

**State/County Stamp:** 0-137-875-888

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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>
16-04-200-003-000	40	Acres	No

**Personal Property Table**



Declaration ID: 20250106790432  
 Status: Assessor Review  
 Document No.: 436110  
 Recording Date: 1/13/2025

State/County Stamp: 0-504-475-312



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 508 MICAHS WAY  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-04-381-281-000</u>	<u>0.25</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/10/2025  
 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: \_\_\_\_\_  
 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>5,000.00</u>
3 Senior Citizens Assessment Freeze	<u>31,021.00</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>375,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250106790432

Status: Assessor Review

Document No.: 436110

Recording Date: 1/13/2025

State/County Stamp: 0-504-475-312

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			375,000.00			
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			375,000.00			
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			750.00			
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			375.00			
20 County tax stamps — multiply Line 18 by 0.25.	20			187.50			
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			562.50			

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

LOT 281 OF "COLUMBIA LAKES IV, FINAL PLAT, BEING A PART OF U.S. SURVEY 644, CLAIM 501, T1S, R10W OF THE 3RD P.M., CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED MARCH 13, 2009, IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE 2-253B.

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**

ALICE KEELEY  
 Seller's or trustee's name

723 SHEPHERDS WAY  
 Street address (after sale)

309-530-8819  
 Seller's daytime phone

GREENWOOD  
 City

USA  
 Country

IN  
 State

46143-7256  
 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**

TONY J. CARVER  
 Buyer's or trustee's name

508 MICAHS WAY  
 Street address (after sale)

618-660-8860  
 Buyer's daytime phone

COLUMBIA  
 City

USA  
 Country

IL  
 State

62236-2691  
 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:**

TONY J. CARVER  
 Name or company

508 MICAHS WAY  
 Street address

COLUMBIA  
 City

IL  
 State

62236-2691  
 ZIP



Declaration ID: 20250106790432

Status: Assessor Review

Document No.: 436110

Recording Date: 1/13/2025

State/County Stamp: 0-504-475-312

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

1124-2930

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:** 20250106790432

**Status:** Assessor Review

**Documnet No.:** 436110

**Recording Date:** 1/13/2025

**State/County Stamp:** 0-504-475-312

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### Additional Sellers Information

### 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>
CASEY A. CARVER	508 MICAHS WAY	COLUMBIA	IL	622360000	3149529589	USA



Declaration ID: 20250106786386  
 Status: Assessor Review  
 Document No.: 436078  
 Recording Date: 1/9/2025

State/County Stamp: 0-063-770-288



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2620 DEERCREEK 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>04-08-233-029-000</u>	<u>0.23</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/3/2025  
 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>337,500.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250106786386

Status: Assessor Review

Document No.: 436078

Recording Date: 1/9/2025

State/County Stamp: 0-063-770-288

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			337,500.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			337,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			675.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			337.50
20 County tax stamps — multiply Line 18 by 0.25.	20			168.75
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			506.25

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

LOT 29 OF "COLUMBIA LAKES I SUBDIVISION", A TRACT OF LAND BEING PART OF U.S. SURVEY 556, CLAIM 498, AND PART OF U.S. SURVEY 644, CLAIM 501, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN ACCORDANCE WITH ENVELOPE 158-C IN THE RECORDER'S OFFICE, 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**

JOSHUA L. LUEBBEUSEN

Seller's or trustee's name

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

3501 ROSEWOOD

Street address (after sale)

COLUMBIA

City

IL

State

62236-4551

ZIP

812-686-1761

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

BRETT COGO

Buyer's or trustee's name

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

2620 DEERCREEK CT

Street address (after sale)

COLUMBIA

City

IL

State

62236-2617

ZIP

618-719-9180

Buyer's daytime phone

Phone extension

USA

Country

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

**Mail tax bill to:**

BRETT COGO

Name or company

2620 DEERCREEK CT

Street address

COLUMBIA

City

IL

State

62236-2617

ZIP



Declaration ID: 20250106786386

Status: Assessor Review

Document No.: 436078

Recording Date: 1/9/2025

State/County Stamp: 0-063-770-288

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

1224-2970

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:** 20250106786386

**Status:** Assessor Review

**State/County Stamp:** 0-063-770-288

**Documnet No.:** 436078

**Recording Date:** 1/9/2025

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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>
LINDSAY M. LUEBBEHUSEN	3501 ROSEWOOD	COLUMBIA	IL	622360000	8126393677	USA

### Additional Buyers Information



Declaration ID: 20250106793766  
 Status: Assessor Review  
 Document No.: 436165  
 Recording Date: 1/16/2025

State/County Stamp: 0-906-092-208



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1008 DEREK DRIVE  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-10-366-020-000</u>	<u>0.29</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/15/2025  
 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>415,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106793766

Status: Assessor Review

Document No.: 436165

Recording Date: 1/16/2025

State/County Stamp: 0-906-092-208

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			415,000.00
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			415,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			830.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			415.00
20 County tax stamps — multiply Line 18 by 0.25.	20			207.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			622.50

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

LOT 20 OF FRANKE FARMS FINAL PLAT BEING A SUBDIVISION OF TRACTS 3 AND 4 OF THE "LILBURN HERMANN TRACTS", TOWNSHIP 1 SOUTH, RANGE 10 WEST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, AS RECORDED IN PLAT ENVELOPE 2-200A AS DOCUMENT NO. 297321, OFFICE OF THE RECORDER, MONROE COUNTY, ILLINOIS.

EXCEPT ANY INTEREST IN THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE LAND WHICH HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, 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**

APRIL L. RANGE

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

15636 HEDGEFORD CT \_\_\_\_\_ CHESTERFIELD \_\_\_\_\_ MO \_\_\_\_\_ 63017-4919  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-979-9788 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Buyer Information**

JUSTIN M. KRISBY

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

1008 DEREK DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1553  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-830-0756 \_\_\_\_\_ 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: 20250106793766

Status: Assessor Review

Document No.: 436165

Recording Date: 1/16/2025

State/County Stamp: 0-906-092-208

JUSTIN M. KRISBY	1008 DEREK DR	COLUMBIA	IL	62236-1553
Name or company	Street address	City	State	ZIP

USA  
Country

**Preparer Information**

ASHLEY EVANS - ACCENT TITLE INC		1224-3009
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:** 20250106793766

**Status:** Assessor Review

**Document No.:** 436165

**Recording Date:** 1/16/2025

**State/County Stamp:** 0-906-092-208

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**Declaration ID:** 20250106793766

**Status:** Assessor Review

**Documnet No.:** 436165

**Recording Date:** 1/16/2025

**State/County Stamp:** 0-906-092-208

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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
PAIGE M. KRISBY	1008 DEREK DR	COLUMBIA	IL	622360000	6187087999	USA



Declaration ID: 20250106788203  
 Status: Assessor Review  
 Document No.: 436063  
 Recording Date: 1/8/2025

State/County Stamp: 0-608-859-824



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1223 N 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>04-16-153-006-000</u>	<u>250 X 200</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/1/2025  
 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>270,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106788203

Status: Assessor Review

State/County Stamp: 0-608-859-824

Document No.: 436063

Recording Date: 1/8/2025

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			270,000.00
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			270,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			540.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			270.00
20	County tax stamps — multiply Line 18 by 0.25.	20			135.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			405.00

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

LOT NUMBER 117, SECTION 1 OF CASCADE HILLS SUBDIVISION, COLUMBIA, ILLINOIS, AS NOW PLATTED AND RECORDED IN PLAT BOOK C ON PAGE 7 THEREOF IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

EXCEPTING THEREFROM PROPERTY GRANTED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED NOVEMBER 22, 1989 AS DOCUMENT 161864 IN BOOK 164 ON PAGE 395, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF LOT 117 OF CASCADE HILLS SUBDIVISION AS SHOWN BY A PLAT RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN PLAT ENVELOPE 93-B, SECTION 1 IN SURVEY 416, CLAIM 492 IN THE CITY OF COLUMBIA IN TOWNSHIP 1 SOUTH, RANGE 10 WEST, MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF SAID LOT 117; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 117, SAID LINE ALSO BEING THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF FA ROUTE 14 (MARKED ILLINOIS ROUTE 3), SAID WESTERLY LINE BEING A NON-TANGENT CURVE HAVING A RADIUS OF 8,253.62 FEET, A CENTRAL ANGLE OF 01 DEGREES 21 MINUTES 47 SECONDS AND AN ARC LENGTH OF 196.34 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 69 DEGREES 21 MINUTES 52 SECONDS TO THE SOUTHWESTERLY CORNER OF SAID LOT 117, SAID SOUTHWESTERLY CORNER BEING THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 117, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF FA ROUTE 14, SAID NORTHERLY RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE HAVING A RADIUS OF 8,253.62 FEET, A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 44 SECONDS AND AN ARC LENGTH OF 44.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 68 DEGREES 00 MINUTES 05 SECONDS EAST; THENCE NORTH 60 DEGREES 13 MINUTES 18 SECONDS EAST, 62.47 FEET TO THE SOUTHERLY LINE OF SAID LOT 117; THENCE SOUTH 27 DEGREES 14 MINUTES 49 SECONDS WEST, 81.87 FEET ALONG SAID SOUTHERLY LINE OF LOT 117 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**

TABITHA M. BONO

Seller's or trustee's name

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

1641 TIMBER RDG  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-3358  
ZIP

617-669-6875  
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**



Declaration ID: 20250106788203

Status: Assessor Review

Document No.: 436063

Recording Date: 1/8/2025

State/County Stamp: 0-608-859-824

GREGORY UTTERBACK

Buyer's or trustee's name

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

1223 N GLENWOOD DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-1109

ZIP

618-567-7531

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 UTTERBACK

Name or company

1223 N GLENWOOD DR

Street address

COLUMBIA

City

IL

State

62236-1109

ZIP

USA

Country

Preparer Information

FRANCESCA LIVINGSTON - FREEDOM TITLE

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

16090 SWINGLEY RIDGE RD

Street address

CHESTERFIELD

City

MO

State

63017-6028

ZIP

francesca@freedom-title.com

Preparer's email address (if available)

314-786-4000

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:** 20250106788203

**Status:** Assessor Review

**Document No.:** 436063

**Recording Date:** 1/8/2025

**State/County Stamp:** 0-608-859-824

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**Declaration ID:** 20250106788203

**Status:** Assessor Review

**Documnet No.:** 436063

**Recording Date:** 1/8/2025

**State/County Stamp:** 0-608-859-824

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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>
MICHAEL J. BONO	1641 TIMBER RIDGE	COLUMBIA	IL	622360000	6176696875	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>
JANE UTTERBACK	1223 N GLENWOOD DR.	COLUMBIA	IL	622360000	6185677531	USA



Declaration ID: 20250106785402  
 Status: Assessor Review  
 Document No.: 436035  
 Recording Date: 1/3/2025

State/County Stamp: 1-230-132-912



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 514 N 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>04-16-433-009-000</u>	<u>.17</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/3/2025  
 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>210,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250106785402

Status: Assessor Review

Document No.: 436035

Recording Date: 1/3/2025

State/County Stamp: 1-230-132-912

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>210,000.00</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>210,000.00</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>420.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>210.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>105.00</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>315.00</u>

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

BEGINNING AT THE MOST WESTERLY CORNER OF TAX LOT SIX-E (6-E) OF CHRISTY AND WETZLER'S SUBDIVISION IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, FOR A POINT OF BEGINNING OF THE REAL ESTATE HEREIN DESCRIBED; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF RAPP AVENUE FOR A DISTANCE OF SIXTY-ONE FEET AND NINE INCHES (61' 9") TO A POINT; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION PARALLEL WITH THE NORTHWESTERLY LINE OF MONROE STREET FOR A DISTANCE OF 120 FEET TO A POINT; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION, PARALLEL WITH THE NORTHEASTERLY LINE OF RAPP AVENUE FOR A DISTANCE OF 61 FEET AND 9 INCHES (61' 9"); THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION AND PARALLEL WITH THE NORTHWESTERLY LINE OF MONROE STREET FOR A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING, REFERENCE BEING HAD TO THE SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS) ON PAGE 34 OF MONROE COUNTY, ILLINOIS RECORDS. BEING LOT SEVEN-C (7-C) OF CHRISTY AND WETZLER'S SUBDIVISION IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, NOW RECORDED IN PLAT ENVELOPE 184-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**

ZACHARY M. SHORT

Seller's or trustee's name

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

1012 ROSEBERRY DR

Street address (after sale)

WATERLOO

City

IL

State

62298-6069

ZIP

618-363-6379

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

STEVEN A. & SHELE L. VERES

Buyer's or trustee's name

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

514 N RAPP AVE

Street address (after sale)

COLUMBIA

City

IL

State

62236-1425

ZIP

314-651-1278

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: 20250106785402

Status: Assessor Review

Document No.: 436035

Recording Date: 1/3/2025

State/County Stamp: 1-230-132-912

Mail tax bill to:

STEVEN A. & SHELE L. VERES 514 N RAPP AVE COLUMBIA IL 62236-1425
Name or company Street address City State ZIP

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:** 20250106785402

**Status:** Assessor Review

**Document No.:** 436035

**Recording Date:** 1/3/2025

**State/County Stamp:** 1-230-132-912

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Declaration ID: 20241206783695  
 Status: Assessor Review  
 Document No.: 436017  
 Recording Date: 1/2/2025

State/County Stamp: 0-664-442-544



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 633 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>04-16-438-010-000</u>	<u>50x119.42</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/30/2024  
 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>160,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241206783695

Status: Assessor Review

State/County Stamp: 0-664-442-544

Document No.: 436017

Recording Date: 1/2/2025

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			160,000.00
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			160,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			320.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			160.00
20 County tax stamps — multiply Line 18 by 0.25.	20			80.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			240.00

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

THE SOUTHEASTERLY 50 FEET OF LOT 15 OF "BELLEVIEW R.P. BRIEGEL'S SUBDIVISION OF PART OF MCKEE'S ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS"; THIS BEING THE SAME LOT AS HERETOFORE CONVEYED BY R.P. BRIEGEL AND WIFE TO JACOB STOCK AND WIFE AS RECORDED IN VOLUME "41" ON PAGE 555 OF MONROE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 15 FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID LOT 15 FOR A DISTANCE OF 50 FEET; THENCE IN A SOUTHWESTERLY DIRECTION PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 15 TO A 15 FOOT ALLEY; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID 15 FOOT ALLEY FOR A DISTANCE OF 50 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 15; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15 FOR A DISTANCE OF 119 FEET AND 5 INCHES TO THE POINT OF BEGINNING. NOW IN ENVELOPE 25-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 J. YOUNG

Seller's or trustee's name

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

410 HORNSEY ST

Street address (after sale)

POTOSI

City

MO

State

63664-2029

ZIP

618-604-6185

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**

RUSSELL R. WALSTER

Buyer's or trustee's name

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

6106 MAEYSTOWN RD

Street address (after sale)

WATERLOO

City

IL

State

62298-2702

ZIP

618-779-4976

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20241206783695

Status: Assessor Review

Document No.: 436017

Recording Date: 1/2/2025

State/County Stamp: 0-664-442-544

Under penalties of perjury, I 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:

RUSSELL SERVICES, INC. 1524 STATE ROUTE 156 WATERLOO IL 62298-6104
Name or company Street address City State ZIP

USA
Country

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC 1224-2964
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:** 20241206783695

**Status:** Assessor Review

**Document No.:** 436017

**Recording Date:** 1/2/2025

**State/County Stamp:** 0-664-442-544

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**Declaration ID:** 20241206783695

**Status:** Assessor Review

**Documnet No.:** 436017

**Recording Date:** 1/2/2025

**State/County Stamp:** 0-664-442-544

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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>
JUSTINE Y. YOUNG	410 HORNSEY ST	POTOSI	MO	636640000	6189467756	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>
RUSSELL SERVICES, INC.	1524 STATE ROUTE 156	WATERLOO	IL	622980000	6189352991	USA



Declaration ID: 20250106792103  
 Status: Assessor Review  
 Document No.: 436143  
 Recording Date: 1/14/2025

State/County Stamp: 1-022-631-600



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 221 DAAB STREET  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-16-441-005-000</u>	<u>0.42</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/10/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	65,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250106792103

Status: Assessor Review

Document No.: 436143

Recording Date: 1/14/2025

State/County Stamp: 1-022-631-600

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			65,500.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			65,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			131.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			65.50
20 County tax stamps — multiply Line 18 by 0.25.	20			32.75
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			98.25

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

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

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

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

**Seller Information**

DOMEX PROPERTIES LIMITED PARTNERSHIP

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

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

618-550-8015 \_\_\_\_\_ Phone extension \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ 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 A. TAAKE

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

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

618-616-1010 \_\_\_\_\_ Phone extension \_\_\_\_\_  
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 A. TAAKE \_\_\_\_\_ 423 SAINT PAUL ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1871  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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



**Declaration ID:** 20250106792103  
**Status:** Assessor Review  
**Document No.:** 436143  
**Recording Date:** 1/14/2025

**State/County Stamp:** 1-022-631-600

MARIAN ELLIOTT - COUMBIA 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
marian@coubiatitleco.com	618-281-7474		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

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

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

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



**Declaration ID:** 20250106792103

**Status:** Assessor Review

**State/County Stamp:** 1-022-631-600

**Documnet No.:** 436143

**Recording Date:** 1/14/2025

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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
LOGAN TAAKE						



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 230 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. 3  
 3 Enter the primary parcel identifying number and lot size or acreage

<u>04-16-481-006-000</u>	<u>66x94</u>	<u>Dimensions</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/22/2025  
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>(Current)RESTAURANT</u>
i <input type="checkbox"/>	<input type="checkbox"/> Industrial building <u>(Intended)RESTAURANT</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: \_\_\_\_\_  
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

11 790,000.00



Declaration ID: 20250106797471

Status: Assessor Review

Document No.: 436299

Recording Date: 1/29/2025

State/County Stamp: 1-233-965-488

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	790,000.00
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	790,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	1,580.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	790.00
20	County tax stamps — multiply Line 18 by 0.25.	20	395.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	1,185.00

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

PARCEL 1

LOT NUMBERED 32-A IN BLOCK NO. 9 OF GARDNER AND WILLIAMS ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS,

AND,

19 FEET OF EVEN WIDTH OFF OF THE SOUTHWESTERLY END OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT NO. 32 OF BLOCK NO. 9 OF GARDNER AND WILLIAMS ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; THENCE SOUTH 43° WEST 80 FEET TO A POINT; THENCE SOUTH 48° EAST 66 FEET AND 4 INCHES TO A POST ON THE NORTHWESTERLY LINE OF WALNUT STREET; THENCE NORTH 43° EAST 80 FEET TO A POST; THENCE NORTH 48° WEST ON THE LINE BETWEEN LOTS NO. 31 AND 32, A DISTANCE OF 66 FEET TO THE PLACE OF BEGINNING AND SAID DESCRIBED TRACT BEING 80 FEET OFF OF THE NORTHEASTERLY END OF LOT NO. 32 OF GARDNER & WILLIAMS ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, ILLINOIS.

EXCEPTING COAL, OIL, GAS AND OTHER MINERALS AS MAY HAVE BEEN HERETOFORE EXCEPTED, RESERVED OR CONVEYED.

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

PARCEL 2

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT NO. 32 OF BLOCK NO. 9 OF GARDNER AND WILLIAMS ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, COUNTY OF MONROE AND STATE OF ILLINOIS, THENCE SOUTH 43° WEST, 80 FEET TO A POST; THENCE SOUTH 48° EAST 66 FEET AND 4 1/2 INCHES TO A POST ON THE NORTHWESTERLY LINE OF WALNUT STREET; THENCE NORTH 43° EAST, 80 FEET TO A POST; THENCE NORTH 48° WEST ON THE LINE BETWEEN LOT NO. 31 AND LOT NO. 32, 66 FEET TO THE POINT OF BEGINNING, AND BEING 80 FEET OFF THE NORTHEASTERLY END OF SAID LOT NO. 32 IN SAID ADDITION.

EXCEPTING HOWEVER, 19 FEET OF EVEN WIDTH OFF THE SOUTHWESTERLY END OF THE PREVIOUSLY DESCRIBED REAL ESTATE PREVIOUSLY CONVEYED TO JANET M. CANMAN AND LOUIS P. CANMAN BY WARRANTY DEED RECORDED MAY 4, 1983, IN BOOK 140, PAGE 422 AND BY WARRANTY DEED RECORDED FEBRUARY 14, 1989, IN BOOK 161, PAGE 261, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT NO. 32 OF BLOCK NO. 9 OF GARDNER AND WILLIAMS ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; THENCE SOUTH 43° WEST, 80 FEET TO A POST; THENCE SOUTH 48° EAST, 66 FEET AND 4 INCHES TO A POST ON THE NORTHWESTERLY LINE OF WALNUT STREET; THENCE NORTH 43° EAST, 80 FEET TO A POST; THENCE NORTH 48° WEST ON THE LINE BETWEEN LOTS 31 AND 32, A DISTANCE OF 66 FEET TO THE PLACE OF BEGINNING, AND SAID DESCRIBED TRACT BEING 80 FEET OFF OF THE NORTHEASTERLY END OF LOT NO. 32 OF BLOCK NO. 9 OF GARDNER AND WILLIAMS ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, ILLINOIS.

EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS AS MAY HAVE BEEN HERETOFORE EXCEPTED, RESERVED OR CONVEYED.

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

PARCEL 3

LOT NO. 31 IN BLOCK 9 OF GARDNER AND WILLIAMS ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 32, IN SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS) ON MONROE COUNTY, ILLINOIS,



Declaration ID: 20250106797471

Status: Assessor Review

Document No.: 436299

Recording Date: 1/29/2025

State/County Stamp: 1-233-965-488

RECORDS.

EXCEPT THE COAL OIL, GAS AND OTHER MINERALS AS MAY HAVE BEEN HERETOFORE EXCEPTED, RESERVED OR CONVEYED.

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

CLEE, LLC

Seller's or trustee's name: CLEE, LLC
Seller's trust number (if applicable - not an SSN or FEIN):
608 N MAIN ST, COLUMBIA, IL, 62236-1439
Street address (after sale), City, State, ZIP
618-444-4255, USA
Seller's daytime phone, Phone extension, Country

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

Buyer Information

VDF PROPERTIES, INC.

Buyer's or trustee's name: VDF PROPERTIES, INC.
Buyer's trust number (if applicable - not an SSN or FEIN):
1110 WHITE PINE CIR, COLUMBIA, IL, 62236-4152
Street address (after sale), City, State, ZIP
314-779-6505, 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:

VDF PROPERTIES, INC., 1110 WHITE PINE CIR, COLUMBIA, IL, 62236-4152
Name or company, Street address, City, State, ZIP
USA
Country

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC, 1224-2972
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



Declaration ID: 20250106797471

Status: Assessor Review

Document No.: 436299

Recording Date: 1/29/2025

State/County Stamp: 1-233-965-488

\_\_\_\_ 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:** 20250106797471

**Status:** Assessor Review

**Document No.:** 436299

**Recording Date:** 1/29/2025

**State/County Stamp:** 1-233-965-488

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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>
04-16-481-007-000	61x66	Dimensions	No
04-16-481-013-000	165x66	Dimensions	No

**Personal Property Table**



**Declaration ID:** 20250106797471

**Status:** Assessor Review

**State/County Stamp:** 1-233-965-488

**Documnet No.:** 436299

**Recording Date:** 1/29/2025

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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>
REIFSCHNEIDER RENOVATION & REMODELING L.L.C.	608 N MAIN ST	COLUMBIA	IL	622360000	6184444255	USA

### Additional Buyers Information



Declaration ID: 20250106786160  
 Status: Assessor Review  
 Document No.: 436045  
 Recording Date: 1/6/2025

State/County Stamp: 1-822-013-104



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 110 MEADOW LANE NORTH  
 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>04-17-266-019-000</u>	<u>30927.6</u>	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/3/2025  
 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>310,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106786160

Status: Assessor Review

State/County Stamp: 1-822-013-104

Document No.: 436045

Recording Date: 1/6/2025

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			310,000.00
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			310,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			620.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			310.00
20 County tax stamps — multiply Line 18 by 0.25.	20			155.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			465.00

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

LOT NO. 19 OF "MEADOW RIDGE", A SUBDIVISION OF PART OF TAX LOT 3A OF U.S. SURVEY 416, CLAIM 492, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT ENVELOPE 123-D IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

AND

A PARCEL OF LAND IN SURVEY 416, CLAIM 492, IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 19 OF MEADOW RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 101349 IN PLAT ENVELOPE 123-D IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONROE COUNTY, ILLINOIS; THENCE ALONG THE SOUTH LINE OF SAID LOT 19, SOUTH 79 DEGREES 15 MINUTES 34 SECONDS WEST, 89.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 10 DEGREES 44 MINUTES 26 SECONDS EAST, 100.00 FEET; THENCE NORTH 79 DEGREES 15 MINUTES 34 SECONDS EAST, 93.48 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF A HIGHWAY KNOW AS FEDERAL AID ROUTE NO. 4, AS SHOWN IN PLAT BOOK "B" ON PAGE 132 IN THE SAME OFFICE; AND THENCE NORTHWARDLY, ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8527.22 FEET AND WHOSE RADIUS POINT BEARS NORTH 76 DEGREES 24 MINUTES 25 SECONDS EAST, 8527.22 FEET FROM THE LAST DESCRIBED POINT, A DISTANCE OF 100.10 FEET, BACK TO THE POINT OF BEGINNING.

ALSO

A PARCEL OF LAND IN SURVEY 416, CLAIM 492, IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT DISTANT 100.00 FEET FROM THE SOUTHWEST CORNER OF LOT 19 OF MEADOW RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 101349 IN PLAT ENVELOPE 123-D IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONROE COUNTY, ILLINOIS, MEASURED ALONG A LINE HAVING A BEARING OF SOUTH 10 DEGREES 44 MINUTES 26 SECONDS EAST FROM SAID SOUTHWEST CORNER OF LOT 19 AND PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 19; THENCE SOUTH 10 DEGREES 44 MINUTES 26 SECONDS EAST, 100.00 FEET; THENCE NORTH 79 DEGREES 15 MINUTES 34 SECONDS EAST, 99.05 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF A HIGHWAY KNOWN AS FEDERAL AID ROUTE NO. 4, AS SHOWN IN PLAT BOOK "B" ON PAGE 132 IN THE SAME OFFICE; THENCE NORTHWARDLY, ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8527.22 FEET AND WHOSE RADIUS POINT BEARS NORTH 75 DEGREES 44 MINUTES 02 SECONDS EAST, 8527.22 FEET FROM THE LAST DESCRIBED POINT, A DISTANCE OF 100.16 FEET; AND THENCE SOUTH 79 DEGREES 15 MINUTES 34 SECONDS WEST, 93.48 FEET, BACK TO THE POINT OF BEGINNING.

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

**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: 20250106786160

Status: Assessor Review

Document No.: 436045

Recording Date: 1/6/2025

State/County Stamp: 1-822-013-104

**Seller Information**

GARRETT D REIFSCHNEIDER

Seller's or trustee's name

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

107 SUNSET CT  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-3339  
ZIP

618-340-0797  
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**

BLAKE SCHULT

Buyer's or trustee's name

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

110 MEADOW LN N  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-1009  
ZIP

618-340-2896  
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:**

BLAKE SCHULT  
Name or company

110 MEADOW LN N  
Street address

COLUMBIA  
City

IL  
State

62236-1009  
ZIP

USA  
Country

**Preparer Information**

NORMAN PARKER - PINNACLE TITLE AGENCY LLC

Preparer and company name

Preparer's file number (if applicable)

16896-24

Escrow number (if applicable)

11715 ADMINISTRATION DR STE 103  
Street address

SAINT LOUIS  
City

MO  
State

63146-4600  
ZIP

nparker@integritytitlesolutions.com  
Preparer's email address (if available)

314-627-2998

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

<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:** 20250106786160

**Status:** Assessor Review

**Document No.:** 436045

**Recording Date:** 1/6/2025

**State/County Stamp:** 1-822-013-104

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**Declaration ID:** 20250106786160

**Status:** Assessor Review

**State/County Stamp:** 1-822-013-104

**Documnet No.:** 436045

**Recording Date:** 1/6/2025

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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>
AMY L REIFSCHNEIDER						

### 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 SCHULT						



Declaration ID: 20250106787467  
 Status: Assessor Review  
 Document No.: 436076  
 Recording Date: 1/9/2025

State/County Stamp: 1-976-372-912



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 4 TREERIDGE DRIVE

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

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-17-449-006-120</u>	<u>Condo</u>	<u>Dimensions</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/7/2025  
 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>299,900.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106787467

Status: Assessor Review

Document No.: 436076

Recording Date: 1/9/2025

State/County Stamp: 1-976-372-912

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			299,900.00			
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	<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			299,900.00			
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			600.00			
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			300.00			
20 County tax stamps — multiply Line 18 by 0.25.	20			150.00			
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			450.00			

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

UNIT NO. 20 OF MEADOW RIDGE CONDOMINIUMS WEST PHASE III PLAT "J" ACCORDING TO PLAT RECORDED IN PLAT ENVELOPE 169-A AS DOCUMENT NO. 154048 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 1ST DAY OF OCTOBER, A.D. 1984, AND RECORDED THE 16TH DAY OF OCTOBER, A.D. 1984, IN BOOK 145 ON PAGE 1, MONROE COUNTY, ILLINOIS, RECORDS, AS INCORPORATED BY REFERENCE IN THE PLAT HEREINBEFORE REFERRED TO.

ALSO KNOWN AS UNIT NO. 20 OF MEADOW RIDGE CONDOMINIUMS WEST PHASE III PLAT J AS RECORDED IN PLAT ENVELOPE 169-A AS DOCUMENT NO. 154048 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**

CHRISTOPHER J. BASLER

Seller's or trustee's name

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

4209 BURTONWOOD DR

Street address (after sale)

PENSACOLA

City

FL

State

32514-8014

ZIP

314-488-5131

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**

THERESA A. SCHWEITZER

Buyer's or trustee's name

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

4 TREERIDGE DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-2535

ZIP

618-803-0865

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250106787467

Status: Assessor Review

Document No.: 436076

Recording Date: 1/9/2025

State/County Stamp: 1-976-372-912

Under penalties of perjury, I 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:

HERESA A. SCHWEITZER 4 TREERIDGE DR COLUMBIA IL 62236-2535
Name or company Street address City State ZIP

USA
Country

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC 1224-2986
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:** 20250106787467

**Status:** Assessor Review

**Document No.:** 436076

**Recording Date:** 1/9/2025

**State/County Stamp:** 1-976-372-912

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**Declaration ID:** 20250106787467

**Status:** Assessor Review

**State/County Stamp:** 1-976-372-912

**Documnet No.:** 436076

**Recording Date:** 1/9/2025

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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>
CAROL A. BASLER	4209 BURTONWOOD DR	PENSACOLA	FL	325140000	3147400766	USA

### Additional Buyers Information



Declaration ID: 20250106790578  
 Status: Assessor Review  
 Document No.: 436154  
 Recording Date: 1/15/2025

State/County Stamp: 1-099-521-712



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

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

1 516 W BOTTOM AVENUE  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-21-217-004-000</u>	<u>75x150</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/10/2025  
 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>290,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106790578

Status: Assessor Review

Document No.: 436154

Recording Date: 1/15/2025

State/County Stamp: 1-099-521-712

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			290,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			290,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			580.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			290.00
20 County tax stamps — multiply Line 18 by 0.25.	20			145.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			435.00

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

LOT 5 AND THE WEST 25 FEET OF LOT 6 OF "AHREN'S SUBDIVISION IN THE CITY OF COLUMBIA, ILLINOIS"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF PLATS "B" ON PAGE 1. (NOW IN PLAT ENVELOPE 59-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**

NICHOLAS PATRICK COYNE

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

1727 SHADOW RDG \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-3345  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-340-1154 \_\_\_\_\_ 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**

DONNA KIMBRELL

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

1326 CAMP GIFFORD RD \_\_\_\_\_ BELLEVUE \_\_\_\_\_ NE \_\_\_\_\_ 68005-4408  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

402-213-1114 \_\_\_\_\_ 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:**

DONNA KIMBRELL \_\_\_\_\_ 1326 CAMP GIFFORD RD \_\_\_\_\_ BELLEVUE \_\_\_\_\_ NE \_\_\_\_\_ 68005-4408  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20250106790578

Status: Assessor Review

Document No.: 436154

Recording Date: 1/15/2025

State/County Stamp: 1-099-521-712

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

1124-2927

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:** 20250106790578

**Status:** Assessor Review

**Documnet No.:** 436154

**Recording Date:** 1/15/2025

**State/County Stamp:** 1-099-521-712

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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>
KELCIE COYNE	1727 SHADOW RDG	COLUMBIA	IL	622360000	6185679700	USA

### Additional Buyers Information



Declaration ID: 20250106785243  
 Status: Assessor Review  
 Document No.: 436032  
 Recording Date: 1/3/2025

State/County Stamp: 0-760-829-616



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

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

1 507 S 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>04-22-119-003-000</u>	<u>32.5 x 155</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/26/2024  
 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	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>175,588.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106785243

Status: Assessor Review

State/County Stamp: 0-760-829-616

Document No.: 436032

Recording Date: 1/3/2025

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			175,588.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	<input checked="" type="checkbox"/>	k
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			175,588.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			352.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			176.00
20 County tax stamps — multiply Line 18 by 0.25.	20			88.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			264.00

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

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT NO. 33 OF ORIGINAL TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; THENCE SOUTH 67° EAST ALONG THE SOUTHWESTERLY LINE OF MAIN STREET 13 FEET TO A POST FOR A BEGINNING CORNER; THENCE SOUTH 67° EAST 32 FEET AND 6 INCHES TO A POST; THENCE SOUTH 23° WEST PARALLEL WITH JEFFERSON STREET 155 FEET TO AN IRON PIN; THENCE NORTH 67° WEST 32 FEET AND 6 INCHES TO AN IRON PIN; THENCE NORTH 23° EAST PARALLEL WITH JEFFERSON STREET 155 FEET TO THE PLACE OF BEGINNING AND BEING A PART OF LOT NO. 33 OF ORIGINAL TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS SUBSEQUENTLY INCLUDED AND PLATTED AS A PART OF PHILIP SMITH'S ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN DEED RECORD "R" ON PAGE 226, RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

ALSO: THE USE OF AN ALLEY OR DRIVEWAY LYING DIRECTLY SOUTHEAST AND ADJOINING THE ABOVE DESCRIBED PROPERTY, SAID DRIVEWAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT NO. 33 OF THE ORIGINAL TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; THENCE SOUTH 67° EAST ALONG THE SOUTHWESTERLY LINE OF MAIN STREET FOR A DISTANCE OF 45 FEET AND 6 INCHES TO A POINT OF BEGINNING OF SAID DESCRIBED DRIVEWAY; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 33 FOR A DISTANCE OF 80 FEET, THENCE IN A SOUTHEASTERLY DIRECTION PARALLEL WITH THE SOUTHWESTERLY LINE OF MAIN STREET FOR A DISTANCE OF 5 FEET; THENCE IN A NORTHEASTERLY DIRECTION PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 33 FOR A DISTANCE OF 52 FEET, THENCE IN A SOUTHEASTERLY DIRECTION PARALLEL WITH THE SOUTHWESTERLY LINE OF MAIN STREET FOR A DISTANCE OF 1 FOOT, THENCE IN A NORTHEASTERLY DIRECTION PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 33 FOR A DISTANCE OF 28 FEET TO THE SOUTHWESTERLY LINE OF MAIN STREET; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERLY LINE OF MAIN STREET FOR A DISTANCE OF 6 FEET TO THE PLACE OF BEGINNING.

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

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

**Seller Information**

OLIVER H. HACKNEY

Seller's or trustee's name

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

196 CREEKWOOD CIR

Street address (after sale)

LINDEN

City

MI

State

48451-8935

ZIP

810-444-9817

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**

WILLIAM GREGOZESKI



Declaration ID: 20250106785243

Status: Assessor Review

Document No.: 436032

Recording Date: 1/3/2025

State/County Stamp: 0-760-829-616

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
507 S MAIN ST		COLUMBIA	IL	62236-2423
Street address (after sale)		City	State	ZIP
414-435-1110		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:**

WILLIAM GREGOZESKI	507 S MAIN ST	COLUMBIA	IL	62236-2423
Name or company	Street address	City	State	ZIP
		USA		
		Country		

**Preparer Information**

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
marian@columbiatitleco.com		618-340-5054		USA
Preparer's email address (if available)		Preparer's daytime phone	Phone extension	Country

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

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

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



**Declaration ID:** 20250106785243

**Status:** Assessor Review

**Document No.:** 436032

**Recording Date:** 1/3/2025

**State/County Stamp:** 0-760-829-616

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Declaration ID: 20250106789635  
 Status: Assessor Review  
 Document No.: 436115  
 Recording Date: 1/13/2025

State/County Stamp: 0-463-187-632



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 802 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>04-22-119-030-000</u>	<u>75x195</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/9/2025  
 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>22,060.00</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>216,100.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250106789635

Status: Assessor Review

Document No.: 436115

Recording Date: 1/13/2025

State/County Stamp: 0-463-187-632

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No			
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			216,100.00			
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			216,100.00			
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			433.00			
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			216.50			
20 County tax stamps — multiply Line 18 by 0.25.	20			108.25			
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			324.75			

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

ALL OF LOT SIX (6); ALSO A STRIP OF LAND FIVE (5) FEET IN WIDTH OFF OF THE ENTIRE SOUTHEASTERLY SIDE OF LOT SEVEN (7); ALSO A STRIP OF LAND TWENTY (20) FEET IN WIDTH OFF OF THE ENTIRE NORTHWESTERLY SIDE OF LOT FIVE (5), ALL IN "COLUMBIA HEIGHTS ADDITION", TO THE VILLAGE, NOW CITY OF COLUMBIA, ACCORDING TO THE RECORDED PLAT THEREOF APPEARING IN PLAT BOOK "A" AT PAGE 107, IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND SITUATED IN THE CITY OF COLUMBIA. 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**

WILLA J. BATES

Seller's or trustee's name

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

209 DALE ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1404

ZIP

618-719-5539

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**

CHRISTINA DUGAN

Buyer's or trustee's name

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

802 S RAPP AVE

Street address (after sale)

COLUMBIA

City

IL

State

62236-2439

ZIP

618-340-9864

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: 20250106789635

Status: Assessor Review

Document No.: 436115

Recording Date: 1/13/2025

State/County Stamp: 0-463-187-632

CHRISTINA DUGAN	802 S RAPP AVE	COLUMBIA	IL	62236-2439
Name or company	Street address	City	State	ZIP

**Preparer Information**

ASHLEY EVANS - ACCENT TITLE INC	USA	1224-3012		
Preparer and company name	Country	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>
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Declaration ID: 20250106787860  
 Status: Assessor Review  
 Document No.: 436173  
 Recording Date: 1/16/2025

State/County Stamp: 1-250-909-872



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 237 W MILTON 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>04-22-120-018-000</u>	<u>1140</u>	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/26/2024  
Date

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

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

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

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

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

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

<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>165,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106787860

Status: Assessor Review

Document No.: 436173

Recording Date: 1/16/2025

State/County Stamp: 1-250-909-872

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			165,000.00			
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			165,000.00			
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			330.00			
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			165.00			
20	County tax stamps — multiply Line 18 by 0.25.	20			82.50			
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			247.50			

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

THE EAST 111 FEET 3 INCHES OF LOT 3 OF "GRIESHAMMER ADDITION IN THE CITY OF COLUMBIA, MONROE COUNTY ILLINOIS" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF PLATS "A" ON PAGE 133.

**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**

US BANK, N.A AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
4849 GREENVILLE AVE STE 500	DALLAS	TX	75206-4161	
Street address (after sale)	City	State	ZIP	
972-892-9349	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**

WLM LLC

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
646 SEDAN PARK CT	SAINT LOUIS	MO	63125-5100	
Street address (after sale)	City	State	ZIP	
314-486-6504	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:**

WLM LLC	646 SEDAN PARK CT	SAINT LOUIS	MO	63125-5100
Name or company	Street address	City	State	ZIP

**Preparer Information**

USA
Country



Declaration ID: 20250106787860

Status: Assessor Review

Document No.: 436173

Recording Date: 1/16/2025

State/County Stamp: 1-250-909-872

THOMAS ANSELMO - DIAZ ANSELMO & ASSOCIATES LLC

2024-03835-NM

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1771 W DIEHL RD STE 120

NAPERVILLE

IL

60563-4917

Street address

City

State

ZIP

realestate@dallegal.com

630-453-6800

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: 20250106785790  
 Status: Assessor Review  
 Document No.: 436108  
 Recording Date: 1/13/2025

State/County Stamp: 0-772-910-768



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

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

1 337 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>04-22-317-011-000</u>	<u>0.44</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/3/2025  
 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>125,284.00</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>487,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106785790

Status: Assessor Review

Document No.: 436108

Recording Date: 1/13/2025

State/County Stamp: 0-772-910-768

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			487,000.00
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			487,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			974.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			487.00
20 County tax stamps — multiply Line 18 by 0.25.	20			243.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			730.50

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

LOT 11 OF MILESTONE MANOR, FINAL PLAT, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, T. 1 S., R. 10 W. 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**

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

679 COUNTY ROAD 281 \_\_\_\_\_ AUXVASSE \_\_\_\_\_ MO \_\_\_\_\_ 65231-1147  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-214-2724 \_\_\_\_\_ USA \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Buyer Information**

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

337 ELIZABETH DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4560  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-447-1709 \_\_\_\_\_ USA \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Mail tax bill to:**

MICHAEL BRINKLEY JR \_\_\_\_\_ 337 ELIZABETH DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-4560  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20250106785790

Status: Assessor Review

Document No.: 436108

Recording Date: 1/13/2025

State/County Stamp: 0-772-910-768

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

1224-2963

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:** 20250106785790

**Status:** Assessor Review

**State/County Stamp:** 0-772-910-768

**Documnet No.:** 436108

**Recording Date:** 1/13/2025

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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>
SARAH L. MALINSKI	679 COUNTY ROAD 281	AUXVASSE	MO	652310000	6182142724	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>
REBEKAH BRINKLEY	337 ELIZABETH DR	COLUMBIA	IL	622360000	6184471709	USA



Declaration ID: 20250106790559  
 Status: Assessor Review  
 Document No.: 436113  
 Recording Date: 1/13/2025

State/County Stamp: 0-590-818-992



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 1727 SHADOW RIDGE  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-26-217-028-000</u>	<u>0.37</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/10/2025  
 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>550,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106790559

Status: Assessor Review

Document No.: 436113

Recording Date: 1/13/2025

State/County Stamp: 0-590-818-992

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 NO. 28 OF "COUNTRY CROSSINGS PHASE 1", FINAL PLAT, PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED DECEMBER 22, 1999, IN PLAT ENVELOPE 2-112A, AS DOCUMENT NO. 237142, 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**

BRYAN FRANKE

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

3021 ROSEBUD RD \_\_\_\_\_ ROSEBUD \_\_\_\_\_ MO \_\_\_\_\_ 63091-1403  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-724-3465 \_\_\_\_\_ 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**

NICHOLAS COYNE

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

1727 SHADOW RDG \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-3345  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-340-1154 \_\_\_\_\_ 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:**

NICHOLAS COYNE \_\_\_\_\_ 1727 SHADOW RDG \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-3345  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20250106790559

Status: Assessor Review

Document No.: 436113

Recording Date: 1/13/2025

State/County Stamp: 0-590-818-992

Preparer Information

USA
Country

ASHLEY EVANS - ACCENT TITLE INC

1124-2884

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:** 20250106790559

**Status:** Assessor Review

**Documnet No.:** 436113

**Recording Date:** 1/13/2025

**State/County Stamp:** 0-590-818-992

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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>
MICHELLE FRANKE	3021 ROSEBUD RD	ROSEBUD	MO	630910000	3144582879	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>
KELCIE COYNE	1727 SHADOW RDG	COLUMBIA	IL	622360000	6183401154	USA



Declaration ID: 20250106786206  
 Status: Assessor Review  
 Document No.: 436048  
 Recording Date: 1/6/2025

State/County Stamp: 1-116-780-208



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

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

1 107 SUNSET COURT  
 Street address of property (or 911 address, if available)  
COLUMBIA 62236-0000  
 City or village ZIP  
T1S R10W  
 Township

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

<u>04-26-217-044-000</u>	<u>.44</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/3/2025  
 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>550,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106786206

Status: Assessor Review

Document No.: 436048

Recording Date: 1/6/2025

State/County Stamp: 1-116-780-208

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	<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			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 NO. 44 OF "COUNTRY CROSSING PHASE I"; FINAL PLAT OF PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED DECEMBER 22, 1999 IN PLAT ENVELOPE 2-112A AS DOCUMENT NO. 237142 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**

JARED NUXOLL

Seller's or trustee's name

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

404 BRELLINGER ST  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-2866  
ZIP

217-821-4583  
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**

GARRETT D REIFSCHNEIDER

Buyer's or trustee's name

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

107 SUNSET CT  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-3339  
ZIP

618-340-0797  
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:**

GARRETT D REIFSCHNEIDER  
Name or company

107 SUNSET CT  
Street address

COLUMBIA  
City

IL  
State

62236-3339  
ZIP

**Preparer Information**

USA  
Country



Declaration ID: 20250106786206

Status: Assessor Review

Document No.: 436048

Recording Date: 1/6/2025

State/County Stamp: 1-116-780-208

NORMAN PARKER - PINNACLE TITLE AGENCY LLC		16883-24
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:** 20250106786206

**Status:** Assessor Review

**State/County Stamp:** 1-116-780-208

**Documnet No.:** 436048

**Recording Date:** 1/6/2025

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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>
GINNY NUXOLL						

### 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 REIFSCHNEIDER						



Declaration ID: 20250106785684  
 Status: Assessor Review  
 Document No.: 436083  
 Recording Date: 1/9/2025

State/County Stamp: 0-783-677-104



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 RED BRICK 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>04-27-300-003-000</u>	<u>49.1</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/6/2025  
 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 <u>    </u>                         | <u>    </u> Commercial building (specify): <u>    </u>                     |
| i <u>    </u>                         | <u>    </u> Industrial building  |
| j <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> 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>726,189.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106785684

Status: Assessor Review

State/County Stamp: 0-783-677-104

Document No.: 436083

Recording Date: 1/9/2025

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>726,189.00</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>726,189.00</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>1,453.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>726.50</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>363.25</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>1,089.75</u>

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

A TRACT OF LAND LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND STONE MARKING THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 89 DEGREES, 07 MINUTES AND 02 SECONDS EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 729.66 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 16 DEGREES, 57 MINUTES AND 59 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE 578.40 FEET TO A FOUND STEEL POST; THENCE SOUTH 00 DEGREES, 30 MINUTES AND 18 SECONDS EAST 925.62 FEET TO A FOUND STONE; THENCE SOUTH 21 DEGREES, 43 MINUTES AND 13 SECONDS EAST 515.05 FEET TO A 5/8" IRON PIN; THENCE SOUTH 68 DEGREES, 46 MINUTES AND 34 SECONDS WEST 403.50 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 79 DEGREES, 36 MINUTES AND 27 SECONDS WEST 281.58 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 02 DEGREES, 08 MINUTES AND 33 SECONDS EAST 473.22 FEET TO A FOUND 1/2" IRON PIN ON THE SOUTH LINE OF FRACTIONAL SECTION 27; THENCE NORTH 81 DEGREES, 22 MINUTES AND 40 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG RED BRICK LANE 474.00 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES, 09 MINUTES AND 16 SECONDS EAST LEAVING SAID SOUTH LINE AND SAID RED BRICK LANE AND ALONG THE WEST LINE OF SAID EAST HALF 1146.81 FEET TO A FOUND STONE; THENCE CONTINUE NORTH 00 DEGREES, 09 MINUTES AND 16 SECONDS EAST ALONG SAID WEST LINE 1420.42 FEET TO THE POINT OF BEGINNING, CONTAINING 49.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024-008977 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING DECEMBER OF 2024.

**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**

MUELLER PROPERTIES, LLC

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

TYLER & MELINDA BRAUN



Declaration ID: 20250106785684

Status: Assessor Review

Document No.: 436083

Recording Date: 1/9/2025

State/County Stamp: 0-783-677-104

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
1855 DD RD	COLUMBIA	IL	62236-4003	
Street address (after sale)	City	State	ZIP	
618-719-3271	USA			
Buyer's daytime phone	Country			
_____	_____			
Phone extension				

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

**Mail tax bill to:**

TYLER & MELINDA BRAUN	1855 DD RD	COLUMBIA	IL	62236-4003
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? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



**Declaration ID:** 20250106785684

**Status:** Assessor Review

**Document No.:** 436083

**Recording Date:** 1/9/2025

**State/County Stamp:** 0-783-677-104

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## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 7453 D ROAD

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

WATERLOO

62298-0000

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

06-24-200-004-000

5.05

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/9/2025

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 24,811.00

### 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 11 253,750.00  
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250106794046

Status: Assessor Review

Document No.: 436176

Recording Date: 1/16/2025

State/County Stamp: 1-266-474-672

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			253,750.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	<input checked="" type="checkbox"/>	k
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			253,750.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			508.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			254.00
20 County tax stamps — multiply Line 18 by 0.25.	20			127.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			381.00

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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 11 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE OLD STONE WHICH MARKS THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 11 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE AT AN ASSUMED BEARING OF SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 503.70 FEET TO AN IRON BAR WHICH MARKS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 262.39 FEET TO AN OLD PINE; THENCE CONTINUING SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 554 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 287 FEET, MORE OR LESS, TO A CONCRETE MONUMENT WHICH LIES ON THE NORTHERLY LINE OF U.S. SURVEY 426, CLAIM 1667; THENCE NORTHWESTERLY, ALONG SAID NORTHERLY LINE OF U.S. SURVEY 426, A DISTANCE OF 656 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID U.S. SURVEY 426; THENCE SOUTH 10 DEGREES 58 MINUTES 19 SECONDS WEST, ALONG THE WESTERLY LINE OF U.S. SURVEY 426, A DISTANCE OF 310 FEET, MORE OR LESS, TO A RAILROAD SPIKE WHICH LIES IN THE RIGHT-OF-WAY OF A PUBLIC ROAD KNOWN AS "D" ROAD; THENCE NORTH 89 DEGREES 34 MINUTES 39 SECONDS WEST, A DISTANCE OF 232.44 FEET TO AN IRON BAR; THENCE NORTH 15 DEGREES 10 MINUTES 21 SECONDS EAST, A DISTANCE OF 488.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY INTEREST IN THE COAL, OIL, GAS AND OTHER MINERAL RIGHTS UNDERLYING THE LAND WHICH HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL GAS AND OTHER MINERALS, IF ANY.

SITUATED IN MONROE COUNTY, ILLINOIS.

PIN: 06-24-200-004-000

IDENT: 434811

**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 MATECKI

Seller's or trustee's name

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

5406 FORTMAN LN  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-2862  
ZIP

618-606-3718  
Seller's daytime phone

Phone extension

USA  
Country



Declaration ID: 20250106794046

Status: Assessor Review

Document No.: 436176

Recording Date: 1/16/2025

State/County Stamp: 1-266-474-672

Under penalties of perjury, I 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 KIRKWOOD

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

7453 D RD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5113  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-612-6850 \_\_\_\_\_  
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 & MELISSA KIRKWOOD \_\_\_\_\_ 7453 D RD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5113  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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

**Preparer Information**

MARK COWGILL - COMMUNITY TITLE SHILOH, LLC

Preparer and company name \_\_\_\_\_ Preparer's file number (if applicable) \_\_\_\_\_ Escrow number (if applicable) \_\_\_\_\_

1207 THOUVENOT LN STE 800 \_\_\_\_\_ SHILOH \_\_\_\_\_ IL \_\_\_\_\_ 62269-8916  
Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

mcowgill@communitytitle.net \_\_\_\_\_ 618-234-1400 \_\_\_\_\_ USA \_\_\_\_\_  
Preparer's email address (if available) \_\_\_\_\_ Preparer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

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

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



**Declaration ID:** 20250106794046

**Status:** Assessor Review

**Document No.:** 436176

**Recording Date:** 1/16/2025

**State/County Stamp:** 1-266-474-672

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**Declaration ID:** 20250106794046

**Status:** Assessor Review

**Documnet No.:** 436176

**Recording Date:** 1/16/2025

**State/County Stamp:** 1-266-474-672

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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
MELISSA KIRKWOOD	7453 D ROAD	WATERLOO	IL	622980000	6186126850	USA



Declaration ID: 20250106791169  
 Status: Assessor Review  
 Document No.: 436129  
 Recording Date: 1/13/2025

State/County Stamp: 1-491-021-488



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 324 BENJAMIN 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>07-13-481-009-000</u>	<u>.4</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/13/2025  
 Date

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

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

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

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

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

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

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

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>5,000.00</u>
3 Senior Citizens Assessment Freeze	<u>28,068.00</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: 20250106791169

Status: Assessor Review

Document No.: 436129

Recording Date: 1/13/2025

State/County Stamp: 1-491-021-488

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>325,000.00</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>325,000.00</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>650.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>325.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>162.50</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>487.50</u>

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

LOT 9 OF MARNEY'S CLEARING, A SUBDIVISION OF PART OF TAX LOTS 3A, 4, 5 AND 11 OF U.S. SURVEY 641, CLAIM 1645 OF TOWNSHIP 2 SOUTH, RANGE 9 WEST AND TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; AS RECORDED JANUARY 26, 1996, IN PLAT ENVELOPE 2-35B AS DOCUMENT NO. 205077, 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**

ARTHUR F. METZ II REVOCABLE LIVING TRUST #1DATED 10-22-2004

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

4507 ASHLEY LN \_\_\_\_\_ FULTS \_\_\_\_\_ IL \_\_\_\_\_ 62244-1529  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-560-8650 \_\_\_\_\_ 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 DAVIS FAMILY TRUST MADE ON APRIL 14, 2013

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

13113 COASTAL LINKS CT \_\_\_\_\_ FORT MYERS \_\_\_\_\_ FL \_\_\_\_\_ 33908-3485  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

239-851-3798 \_\_\_\_\_ 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:**

THE DAVIS FAMILY TRUST MADE \_\_\_\_\_ 13113 COASTAL LINKS CT \_\_\_\_\_ FORT MYERS \_\_\_\_\_ FL \_\_\_\_\_ 33908-3485  
 On April 14, 2013 \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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



Declaration ID: 20250106791169

Status: Assessor Review

Document No.: 436129

Recording Date: 1/13/2025

State/County Stamp: 1-491-021-488

**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: 20250106789939  
 Status: Assessor Review  
 Document No.: 436124  
 Recording Date: 1/13/2025

State/County Stamp: 0-485-174-960



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 411 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>07-25-406-021-000</u>	<u>.26</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/13/2025  
 Date

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

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

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

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

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

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

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

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

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

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

11 Full actual consideration	11 <u>140,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106789939

Status: Assessor Review

Document No.: 436124

Recording Date: 1/13/2025

State/County Stamp: 0-485-174-960

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			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.

LOT NO. FOURTEEN (14) OF "SOUTH OUTLOTS" IN THE SOUTHEAST QUARTER OF SECTION 25 IN T. 2 S., R. 10 W. OF THE 3RD P.M. IN THE CITY OF WATERLOO IN MONROE COUNTY, ILLINOIS AS SHOWN BY THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS ON PAGE 8 OF MONROE COUNTY, ILLINOIS RECORDS: SITUATED IN THE CITY OF WATERLOO, COUNTY OF MONROE AND STATE OF ILLINOIS.

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

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

**Seller Information**

BONITA A. LIEB

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

212 COUNTRY CLUB LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3206  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-210-6411 \_\_\_\_\_ 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**

TYLER & MIKAYLA KOSTECKI

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

411 S CHURCH ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1428  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-540-8634 \_\_\_\_\_ 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:**

TYLER & MIKAYLA KOSTECKI \_\_\_\_\_ 411 S CHURCH ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1428  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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

**Preparer Information**



Declaration ID: 20250106789939

Status: Assessor Review

Document No.: 436124

Recording Date: 1/13/2025

State/County Stamp: 0-485-174-960

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: 20250106793415  
 Status: Assessor Review  
 Document No.: 436163  
 Recording Date: 1/16/2025

State/County Stamp: 1-070-505-648



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

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

1 308 INDEPENDENCE 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>07-26-201-134-000</u>	<u>0.35</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/15/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	<u>106,594.00</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>393,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106793415

Status: Assessor Review

Document No.: 436163

Recording Date: 1/16/2025

State/County Stamp: 1-070-505-648

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			393,000.00
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			393,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			786.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			393.00
20 County tax stamps — multiply Line 18 by 0.25.	20			196.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			589.50

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

LOT NO. 134 "WESTVIEW ACRES PHASE VII", FINAL PLAT; BEING A SUBDIVISION OF PART OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 23, AND PART OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN 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 JULY 27, 2006, IN PLAT ENVELOPE 2-222A, UNDER DOCUMENT NO. 308197.

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**

RAYMOND G. FUNK

Seller's or trustee's name

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

106 CLAY ST

Street address (after sale)

JERSEYVILLE

City

IL

State

62052-1502

ZIP

618-975-8463

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 A. BURROW, JR

Buyer's or trustee's name

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

308 INDEPENDENCE AVE

Street address (after sale)

WATERLOO

City

IL

State

62298-1289

ZIP

618-444-4759

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: 20250106793415

Status: Assessor Review

Document No.: 436163

Recording Date: 1/16/2025

State/County Stamp: 1-070-505-648

JOHN A. BURROW, JR	308 INDEPENDENCE AVE	WATERLOO	IL	62298-1289
Name or company	Street address	City	State	ZIP

**Preparer Information**

ASHLEY EVANS - ACCENT TITLE INC	USA	1224-2946	
Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
399 VETERANS PKWY	COLUMBIA	IL	62236-2507
Street address	City	State	ZIP
ashley@acctitle.com	618-281-2040	204	USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

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

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

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

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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Declaration ID: 20250106795675  
 Status: Assessor Review  
 Document No.: 436243  
 Recording Date: 1/23/2025

State/County Stamp: 1-232-191-920



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 117 LAKESIDE COURT

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

07-26-249-012-000	.28	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/22/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	409,900.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250106795675

Status: Assessor Review

Document No.: 436243

Recording Date: 1/23/2025

State/County Stamp: 1-232-191-920

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			409,900.00
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			409,900.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			820.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			410.00
20 County tax stamps — multiply Line 18 by 0.25.	20			205.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			615.00

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

LOT 12 OF "FINAL PLAT FOR CREEKSIDE ESTATES, PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 ALL OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT ENVELOPE "2-230B", IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

CONNOR MICHAEL & KRISTIN NOEL HALLORAN

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

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

117 LAKESIDE CT \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1829  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-698-3358 \_\_\_\_\_ 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 HARDIN \_\_\_\_\_ 117 LAKESIDE CT \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1829  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20250106795675

Status: Assessor Review

Document No.: 436243

Recording Date: 1/23/2025

State/County Stamp: 1-232-191-920

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: 20250106794174  
 Status: Assessor Review  
 Document No.: 436194  
 Recording Date: 1/17/2025

State/County Stamp: 1-078-804-144



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2712 DOGWOOD 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>07-30-400-003-000</u>	<u>6.2</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/17/2025  
 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    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: \_\_\_\_\_

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

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>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>475,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106794174

Status: Assessor Review

Document No.: 436194

Recording Date: 1/17/2025

State/County Stamp: 1-078-804-144

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			475,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			475,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			950.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			475.00
20 County tax stamps — multiply Line 18 by 0.25.	20			237.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			712.50

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

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE SOUTH 259 FEET ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POST FOR A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 317 FEET ALONG THE SAID WEST LINE TO THE SOUTHWEST CORNER OF THAT TRACT CONVEYED TO GRANTERS HEREIN AS SHOWN BY DEED OF RECORD IN DEED RECORD 109 AT PAGE 309, RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE EAST 862 FEET ALONG THE SOUTH LINE OF SAID REFERRED TO TRACT TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1° 30' WEST 319 FEET ALONG THE EAST LINE OF SAID DESCRIBED TRACT TO A POINT; THENCE WEST 850 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, ALONG WITH THE GRANTORS, THEIR HEIRS, LEGAL REPRESENTATIVES, ASSIGNS AND OTHERS WITH A SIMILAR RIGHT, OVER, ALONG AND ACROSS A 20 FOOT STRIP, BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE SOUTH 65.7 FEET ALONG THE SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POST FOR A POINT OF BEGINNING OF THE ROADWAY HEREIN DESCRIBED; THENCE SOUTH 81° WEST 310 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 56° 30' WEST 73.73 FEET AND THE RADIUS IS 54.57 FEET; THENCE NORTH 14° WEST 75 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 27° EAST 68.91 FEET AND THE RADIUS IS 57.52 FEET; THENCE NORTH 68° EAST 47.5 FEET; THENCE ON A CURVE TO THE LEFT THE CHORD OF WHICH BEARS NORTH 24° 15' EAST 72.24 FEET AND THE RADIUS IS 52.23 FEET; THENCE NORTH 19° 30' WEST 543 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT HEREIN CONVEYED; THENCE NORTH 1° 30' WEST 20 FEET FOR A POINT OF ENDING OF SAID ROADWAY.

**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**

ALAINA K. FELDKER

Seller's or trustee's name

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

100 OSTERHAGE DR APT C

Street address (after sale)

WATERLOO

City

IL

State

62298-1782

ZIP

618-979-4107

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:** 20250106794174  
**Status:** Assessor Review  
**Document No.:** 436194  
**Recording Date:** 1/17/2025

**State/County Stamp:** 1-078-804-144

**Buyer Information**

WILLIAM & LEIGH-ANNE FELDKER

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 2712 DOGWOOD LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-4828  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 314-397-5049 \_\_\_\_\_ 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:**

WILLIAM & LEIGH-ANNE FELDKER \_\_\_\_\_ 2712 DOGWOOD LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-4828  
 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

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>

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



**Declaration ID:** 20250106794174

**Status:** Assessor Review

**Document No.:** 436194

**Recording Date:** 1/17/2025

**State/County Stamp:** 1-078-804-144

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**Declaration ID:** 20250106794174

**Status:** Assessor Review

**State/County Stamp:** 1-078-804-144

**Documnet No.:** 436194

**Recording Date:** 1/17/2025

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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>
DAVID P. FELDKER	2803 DOGWOOD LN	WATERLOO	IL	622980000	3149208321	USA

### Additional Buyers Information



Declaration ID: 20241206784389  
 Status: Assessor Review  
 Document No.: 436081  
 Recording Date: 1/9/2025

State/County Stamp: 1-991-636-656



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 8009 BARN 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>08-09-351-001-000</u>	<u>2.78</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/8/2025  
 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>236,583.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20241206784389

Status: Assessor Review

Document No.: 436081

Recording Date: 1/9/2025

State/County Stamp: 1-991-636-656

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			236,583.00			
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			236,583.00			
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			474.00			
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			237.00			
20 County tax stamps — multiply Line 18 by 0.25.	20			118.50			
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			355.50			

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

LOT 1 LAKEWOOD PLACE FIRST ADDITION OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED NOVEMBER 6, 1995 IN ENVELOPE 2-32A AS DOCUMENT #203642 IN RECORDER'S OFFICE 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**

DDJJK INVESTMENTS, LLC  
 Seller's or trustee's name

1034 FLORAVILLE RD  
 Street address (after sale)

618-779-8524  
 Seller's daytime phone

WATERLOO  
 City

IL  
 State

62298-3108  
 ZIP

USA  
 Country

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

Under penalties of perjury, I 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**

JACOB & NOLA O'DANIELL  
 Buyer's or trustee's name

8009 BARN RD  
 Street address (after sale)

618-340-6268  
 Buyer's daytime phone

WATERLOO  
 City

IL  
 State

62298-3266  
 ZIP

USA  
 Country

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

Under penalties of perjury, I 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:**

JACOB & NOLA O'DANIELL  
 Name or company

8009 BARN RD  
 Street address

WATERLOO  
 City

IL  
 State

62298-3266  
 ZIP

**Preparer Information**

USA  
 Country



Declaration ID: 20241206784389

Status: Assessor Review

Document No.: 436081

Recording Date: 1/9/2025

State/County Stamp: 1-991-636-656

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: 20250106795676  
 Status: Assessor Review  
 Document No.: 436233  
 Recording Date: 1/22/2025

State/County Stamp: 0-214-901-168



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

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

1 830 GLENBRIAR 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>08-17-117-137-000</u>	<u>.32</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/22/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11 <u>445,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106795676

Status: Assessor Review

Document No.: 436233

Recording Date: 1/22/2025

State/County Stamp: 0-214-901-168

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			445,000.00
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			445,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			890.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			445.00
20 County tax stamps — multiply Line 18 by 0.25.	20			222.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			667.50

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

LOT 137 OF THE FINAL PLAT FOR COUNTRY CLUB HILLS - PHASE III, 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 4, 2020, AS DOCUMENT NO. 412196 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**

CYNTHIA HOEBING

Seller's or trustee's name

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

928 BIRD DOG LN

Street address (after sale)

O FALLON

City

IL

State

62269-6860

ZIP

618-363-2226

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**

JACOB & JESSICA NICHOLE BRITTON

Buyer's or trustee's name

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

830 GLENBRIAR DR

Street address (after sale)

WATERLOO

City

IL

State

62298-2025

ZIP

314-578-7951

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:**

JACOB & JESSICA NICHOLE

BRITTON  
Home Company

830 GLENBRIAR DR

Street address

WATERLOO

City

IL

State

62298-2025

ZIP

USA

Country

**Preparer Information**



Declaration ID: 20250106795676

Status: Assessor Review

Document No.: 436233

Recording Date: 1/22/2025

State/County Stamp: 0-214-901-168

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: 20250106701308  
 Status: Assessor Review  
 Document No.: 436304  
 Recording Date: 1/29/2025

State/County Stamp: 0-002-380-208



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 723 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. 3

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

<u>08-19-100-002-000</u>	<u>2.13</u>	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/29/2025  
 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: \_\_\_\_\_  
 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>194,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250106701308

Status: Assessor Review

Document No.: 436304

Recording Date: 1/29/2025

State/County Stamp: 0-002-380-208

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			194,000.00
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			194,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			388.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			194.00
20 County tax stamps — multiply Line 18 by 0.25.	20			97.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			291.00

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

LOT 108 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**

GRETA L. KIRK REVOCABLE LIVING TRUST

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

5542 WILDWOOD DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3159  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-304-4337 \_\_\_\_\_  
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:**

GRETA L. KIRK REVOCABLE LIVING TRUST 5542 WILDWOOD DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3159  
Trust or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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



Declaration ID: 20250106701308

Status: Assessor Review

Document No.: 436304

Recording Date: 1/29/2025

State/County Stamp: 0-002-380-208

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:** 20250106701308

**Status:** Assessor Review

**Document No.:** 436304

**Recording Date:** 1/29/2025

**State/County Stamp:** 0-002-380-208

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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	Acres	Yes
08-19-201-108-000	2.13	Acres	No

**Personal Property Table**



**Declaration ID:** 20250106701308

**Status:** Assessor Review

**State/County Stamp:** 0-002-380-208

**Documnet No.:** 436304

**Recording Date:** 1/29/2025

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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: 20250106797982  
 Status: Assessor Review  
 Document No.: 436255  
 Recording Date: 1/24/2025

State/County Stamp: 1-372-823-984



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 577 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>08-19-249-008-000</u>	<u>.5</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/24/2025  
 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>X</u>  | Land/lot only  |
| b <u>  </u> | <u>X</u> Residence (single-family, condominium, townhome, or duplex) |
| c <u>  </u> | Mobile home residence  |
| d <u>  </u> | Apartment building (6 units or less) No. of units: <u>  </u>         |
| e <u>  </u> | Apartment building (over 6 units) No. of units: <u>  </u>            |
| f <u>  </u> | Office   |
| g <u>  </u> | Retail establishment   |
| h <u>  </u> | Commercial building (specify):                                       |
| i <u>  </u> | Industrial building  |
| j <u>  </u> | Farm   |
| k <u>  </u> | Other (specify):   |

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

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

10 Identify only the items that apply to this sale.

- a \_\_\_\_\_ Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b \_\_\_\_\_ 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>58,880.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106797982

Status: Assessor Review

Document No.: 436255

Recording Date: 1/24/2025

State/County Stamp: 1-372-823-984

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>58,880.00</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>58,880.00</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>118.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>59.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>29.50</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>88.50</u>

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

LOT 8 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**

BMW TRUST DATED 12-28-2005

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**

ANDREW J. & MEGAN L. KENNEDY

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

9940 E CONCORD RD \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63128-1741  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-452-2388 \_\_\_\_\_  
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 J. & MEGAN L. KENNEDY \_\_\_\_\_ 9940 E CONCORD RD \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63128-1741  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20250106797982

Status: Assessor Review

Document No.: 436255

Recording Date: 1/24/2025

State/County Stamp: 1-372-823-984

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: 20250106798016  
 Status: Assessor Review  
 Document No.: 436257  
 Recording Date: 1/24/2025

State/County Stamp: 0-438-264-240



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 508 HAYDEN DRIVE  
 Street address of property (or 911 address, if available)  
WATERLOO 62298-0000  
 City or village ZIP  
T2S R9W  
 Township

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

<u>08-19-301-005-000</u>	<u>.26</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/24/2025  
 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: 7/3/2024  
 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	11	<u>467,277.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250106798016

Status: Assessor Review

Document No.: 436257

Recording Date: 1/24/2025

State/County Stamp: 0-438-264-240

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			467,277.00
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			467,277.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			935.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			467.50
20 County tax stamps — multiply Line 18 by 0.25.	20			233.75
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			701.25

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

LOT 5 OF FINAL PLAT OF NATALIE ESTATES, 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. 413650 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

D&F HOME BUILDERS, INC.

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

4001 STATE ROUTE 159 STE 107 \_\_\_\_\_ SMITHTON \_\_\_\_\_ IL \_\_\_\_\_ 62285-2508  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-234-8558 \_\_\_\_\_ USA \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Buyer Information**

SAMUEL E. BRILEY

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

508 HAYDEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1098  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-288-1753 \_\_\_\_\_ 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:**

SAMUEL E. BRILEY \_\_\_\_\_ 508 HAYDEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1098  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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



Declaration ID: 20250106798016

Status: Assessor Review

Document No.: 436257

Recording Date: 1/24/2025

State/County Stamp: 0-438-264-240

**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>	
<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>



## PTAX-203 Illinois Real Estate Transfer Declaration

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

- 1 413 HAYDEN DRIVE  
Street address of property (or 911 address, if available)
- WATERLOO 62298-0000  
City or village ZIP
- T2S R9W  
Township
- 2 Enter the total number of parcels to be transferred. 1
- 3 Enter the primary parcel identifying number and lot size or acreage
- |                          |                     |       |              |
|--------------------------|---------------------|-------|--------------|
| <u>08-19-317-051-000</u> | <u>.43</u>          | Acres | No           |
| Primary PIN              | Lot size or acreage | Unit  | Split Parcel |
- 4 Date of instrument: 1/24/2025  
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                            |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Land/lot only   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Residence (single-family, condominium, townhome, or duplex) |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Mobile home residence                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Apartment building (6 units or less) No. of units: _____    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Apartment building (over 6 units) No. of units: _____       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Office  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Retail establishment  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Commercial building (specify): _____                        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Industrial building   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Farm  |
| <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: 6/28/2024  
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	11	<u>476,354.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250106798778

Status: Assessor Review

Document No.: 436271

Recording Date: 1/27/2025

State/County Stamp: 0-031-515-056

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			476,354.00
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			476,354.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			953.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			476.50
20 County tax stamps — multiply Line 18 by 0.25.	20			238.25
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			714.75

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

LOT 51 OF FINAL PLAT OF NATALIE ESTATES - PHASE 2, BEING A SUBDIVISION OF PART OF TAX LOTS 3-A AND 3-B OF U.S. SURVEY 720, CLAIM 516, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN AT PAGE 122 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 428801 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

QUANTUM HOMES, INC.

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

808 S MAIN ST STE E \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2499  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-779-2828 \_\_\_\_\_ USA \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Buyer Information**

TIMOTHY JOSEPH & SAMANTHA MARIE POPE

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

413 HAYDEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1154  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-719-4586 \_\_\_\_\_ 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:**

TIMOTHY JOSEPH & SAMANTHA \_\_\_\_\_ 413 HAYDEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1154  
 Name of company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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



Declaration ID: 20250106798778

Status: Assessor Review

Document No.: 436271

Recording Date: 1/27/2025

State/County Stamp: 0-031-515-056

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

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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Declaration ID: 20250106798421  
 Status: Assessor Review  
 Document No.: 436268  
 Recording Date: 1/27/2025

State/County Stamp: 0-882-696-624



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 343 JENNY COURT  
 Street address of property (or 911 address, if available)  
WATERLOO 62298-0000  
 City or village ZIP  
T2S R9W  
 Township

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

<u>08-19-317-053-000</u>	<u>.27</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/24/2025  
 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>X</u>	Land/lot only
b <u>  </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	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

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

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

11 Full actual consideration	11 <u>70,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106798421

Status: Assessor Review

Document No.: 436268

Recording Date: 1/27/2025

State/County Stamp: 0-882-696-624

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			70,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			70,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			140.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			70.00
20 County tax stamps — multiply Line 18 by 0.25.	20			35.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			105.00

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

LOT 53 OF FINAL PLAT OF NATALIE ESTATES - PHASE 2, BEING A SUBDIVISION OF PART OF TAX LOTS 3-A AND 3-B OF U.S. SURVEY 720, CLAIM 516, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN AT PAGE 122 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 428801 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

J&M DEVELOPMENT, LLC

Seller's or trustee's name

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

4001 STATE ROUTE 159 STE 107

Street address (after sale)

SMITHTON

City

IL

State

62285-2508

ZIP

618-779-4105

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**

RICHARD D. AND LYNN A. DOERR REVOCABLE LIVING TRUST

Buyer's or trustee's name

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

3133 CAMBRIDGE POINTE DR

Street address (after sale)

SAINT LOUIS

City

MO

State

63129-6628

ZIP

314-283-0367

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:**

RICHARD D. AND LYNN A. DOERR  
REVOCABLE LIVING TRUST

3133 CAMBRIDGE POINTE DR  
Street address

SAINT LOUIS  
City

MO  
State

63129-6628  
ZIP

USA

Country



Declaration ID: 20250106798421

Status: Assessor Review

Document No.: 436268

Recording Date: 1/27/2025

State/County Stamp: 0-882-696-624

**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: 20250106792202  
 Status: Assessor Review  
 Document No.: 436201  
 Recording Date: 1/21/2025

State/County Stamp: 0-701-907-376



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 100C 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

<u>08-19-366-010-000</u>	<u>.12</u>	Acres	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/17/2025  
 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>280,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250106792202

Status: Assessor Review

State/County Stamp: 0-701-907-376

Document No.: 436201

Recording Date: 1/21/2025

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>280,000.00</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>280,000.00</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>560.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>280.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>140.00</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>420.00</u>

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

PART OF A TRACT OF LAND CONVEYED TO K.D.O., INC. BY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF DEEDS 212 ON PAGE 635, BEING PART OF LOT 116 OF "EAST RIDGE - FOURTH ADDITION" (PLAT NO. ONE), REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 151-D AND PART OF TAX LOT 6 OF U.S. SURVEY 720, CLAIM 516, AND IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 116 OF "EAST RIDGE - FOURTH ADDITION" (PLAT NO. ONE); THENCE AT AN ASSUMED BEARING OF NORTH 83 DEGREES 15' 58" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF HAMACHER STREET, A DISTANCE OF 30.00 FEET TO AN IRON PIN FOUND WHICH MARKS THE NORTHWEST CORNER OF LOT 1 OF "EAST RIDGE 5TH ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 187-C; THENCE SOUTH 02 DEGREES 20' 34" WEST, ALONG THE WEST LINE OF LOT 1 OF "EAST RIDGE 5TH ADDITION", A DISTANCE OF 101.68 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING SOUTH 02 DEGREES 20' 34" WEST, ALONG THE WEST LINE OF LOT 1 OF "EAST RIDGE 5TH ADDITION", A DISTANCE OF 44.68 FEET TO AN IRON PIN FOUND WHICH MARKS THE SOUTHWEST CORNER OF LOT 1 OF "EAST RIDGE 5TH ADDITION"; THENCE SOUTH 73° 00' 00" WEST, ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 116 OF "EAST RIDGE - FOURTH ADDITION (PLAT NO. ONE), A DISTANCE OF 126.86 FEET TO AN IRON PIN FOUND WHICH MARKS THE SOUTHWEST CORNER OF LOT 116 OF "EAST RIDGE - FOURTH ADDITION" (PLAT NO. ONE); THENCE NORTH 00° 00' 00" EAST, ALONG THE WEST LINE OF LOT 116 OF "EAST RIDGE - FOURTH ADDITION" (PLAT NO. ONE), A DISTANCE OF 43.07 FEET; THENCE NORTH 72° 40' 46" EAST, A DISTANCE OF 43.25 FEET; THENCE NORTH 72° 55' 15" EAST, A DISTANCE OF 25.49 FEET; THENCE NORTH 72° 20' 32" EAST, A DISTANCE OF 60.34 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**

DAVID A. & JANICE L. GUENTHER

Seller's or trustee's name

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

4364 NC HIGHWAY 73

Street address (after sale)

WEST END

City

NC

State

27376-9143

ZIP

618-541-4144

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**

CHASE R. WHELAN



Declaration ID: 20250106792202

Status: Assessor Review

Document No.: 436201

Recording Date: 1/21/2025

State/County Stamp: 0-701-907-376

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
100 OSTERHAGE DR APT C		WATERLOO	IL	62298-1782
Street address (after sale)		City	State	ZIP
618-719-5015		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:**

CHASE R. WHELAN	100 OSTERHAGE DR APT C	WATERLOO	IL	62298-1782
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>



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**State/County Stamp:** 0-701-907-376

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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
ALAINA K. FELDKER	100 C OSTERHAGE DR	WATERLOO	IL	622980000	6189794107	USA