



PTAX-203

Illinois Real Estate Transfer Declaration



DocId:8028018
Tx:4022000

Monroe County, Illinois
Jonathan McLean, Recorder

P-436605

Recording Fee: 0.00
RHSP Fee:

Pages Recorded: 2

Date Recorded: 02/28/2025 03:51 PM

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

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

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

Step 1: Identify the property and sale information.

1 432 Hartman Lane
Street address of property (or 911 address, if available)
Waterloo IL 62296
City or village ZIP
T 2 S, Range 10W 3rd PM
Township

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

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

Property index number (PIN)	Lot size or acreage
a <u>07-36-118-018</u>	
b _____	
c _____	
d _____	

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

4 Date of instrument: 0 / 2 / 2 0 2 5
Month Year

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

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

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

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

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

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

(Mark with an "X.")

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

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

- a _____ Fulfillment of installment contract —
year contract initiated : _____
b 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 \$ _____
2 Senior Citizens \$ _____
3 Senior Citizens Assessment Freeze \$ _____

Step 2: Calculate the amount of transfer tax due.

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

11	Full actual consideration	11	\$	<u>210,000.00</u>
12a	Amount of personal property included in the purchase	12a	\$	<u>0</u>
12b	Was the value of a mobile home included on Line 12a?	12b	_____ 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</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0</u>
16	If this transfer is exempt, use an "X" to identify the provision.	16	_____b _____k	
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	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. This is the total amount of transfer tax due.	21	\$	<u>315.00</u>

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

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

Lot 18 of Robrikas Run, Reference being had to Plat Envelope 2-28B in the Recorder's Office, Monroe County, IL.

Step 4: Complete the requested information.

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

Seller Information (Please print.)

Barbara A. Gerstenecker Trust

Seller's or trustee's name 370 Northridge Road		Seller's trust number (if applicable - not an SSN or FEIN) Columbia IL 62236	
Street address (after sale) <i>Barbara A. Gerstenecker</i>		City (618) 791-9148	State ZIP
Seller's or agent's signature		Seller's daytime phone	

Buyer Information (Please print.)

Alyssa R. Gerstenecker

Buyer's or trustee's name 432 Hartman Lane		Buyer's trust number (if applicable - not an SSN or FEIN) Waterloo IL 62298	
Street address (after sale) <i>Alyssa R. Gerstenecker</i>		City (618) 979-7722	State ZIP
Buyer's or agent's signature		Buyer's daytime phone	

Mail tax bill to: Alyssa R. Gerstenecker	432 Hartman Lane	Waterloo	IL 62298
Name or company	Street address	City	State ZIP

Preparer Information (Please print.)

Adams and Huetsch, Attorneys

Preparer's and company's name 101 East Mill Street		Preparer's file number (if applicable) Waterloo IL 62298	
Street address <i>Adams and Huetsch</i>		City (618) 939-6126	State ZIP
Preparer's signature office@jayhuetsch.com		Preparer's daytime phone	
Preparer's e-mail address (if available)			

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

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

Illinois Department of Revenue Use	Tab number
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Declaration ID: 20250206717313
 Status: Assessor Review
 Document No.: 436536
 Recording Date: 2/21/2025

State/County Stamp: 0-249-759-152



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 8405 GILMORE LAKE ROAD
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000
 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>08-08-200-006-000</u>	<u>1.00</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/21/2025
 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>235,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206717313

Status: Assessor Review

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12b Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			<u>235,000.00</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. This is the net consideration subject to transfer tax.	17			<u>235,000.00</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>470.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>235.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>117.50</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			<u>352.50</u>

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

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8 OF TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; THENCE SOUTH 990 FEET ALONG THE EAST LINE OF SAID SECTION 8 TO A POINT OF BEGINNING IN A PUBLIC ROADWAY; THENCE NORTH 75 DEGREES WEST, A DISTANCE OF 210 FEET ALONG THE SAID PUBLIC ROADWAY TO A POINT; THENCE SOUTH 210 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 8 TO A POINT; THENCE SOUTH 75 DEGREES EAST, 210 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE NORTH 210 FEET ALONG THE SAID EAST LINE OF SECTION 8 TO THE PLACE OF BEGINNING, AND BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8 OF TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, 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 and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

JUSTIN D. MARSHALL

Seller's or trustee's name

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

2221 G RD

Street address (after sale)

FULTS

City

IL

State

62244-2301

ZIP

618-698-1449

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

AUSTIN L. KERN

Buyer's or trustee's name

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

8405 GILMORE LAKE RD

Street address (after sale)

COLUMBIA

City

IL

State

62236-3529

ZIP

618-381-5914

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: 20250206717313

Status: Assessor Review

Document No.: 436536

Recording Date: 2/21/2025

State/County Stamp: 0-249-759-152

Mail tax bill to:

AUSTIN L. KERN	8405 GILMORE LAKE RD	COLUMBIA	IL	62236-3529
Name or company	Street address	City	State	ZIP

USA
Country

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
399 VETERANS PKWY	COLUMBIA	IL 62236-2507
Street address	City	State ZIP

ashley@acctitle.com	618-281-2040	204	USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

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

Identify any required documents submitted with this form. (Mark with an "X.")

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

To be completed by the Chief County Assessment Officer	
<p>1 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____</p> <p>2 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>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>5 Comments _____</p>
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206717313

Status: Assessor Review

Document No.: 436536

Recording Date: 2/21/2025

State/County Stamp: 0-249-759-152



Declaration ID: 20250206717313

Status: Assessor Review

State/County Stamp: 0-249-759-152

Documnet No.: 436536

Recording Date: 2/21/2025

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
BRIDGET J. MARSHALL	2221 G RD	FULTS	IL	622440000	6186981449	USA

Additional Buyers Information



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 943 FORBS DRIVE
Street address of property (or 911 address, if available)

WATERLOO 62298-0000
City or village ZIP

T2S R9W
Township

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

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

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

4 Date of instrument: 2/21/2025
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"/>	<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: 6/17/2024
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>438,585.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250206716680

Status: Assessor Review

Document No.: 436553

Recording Date: 2/25/2025

State/County Stamp: 1-696-875-952

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			438,585.00
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. This is the net consideration subject to transfer tax.	17			438,585.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			878.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			439.00
20 County tax stamps — multiply Line 18 by 0.25.	20			219.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			658.50

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

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

Step 4: Complete the requested information.

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

Seller Information

VOGT BUILDERS, INC.

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

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

618-939-8016 _____ USA _____
Seller's daytime phone _____ Phone extension _____ Country _____

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

Buyer Information

ANTHONY THOMAS DELANEY & ALYSE NICOLE MAZZOLA

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

943 FORBS DR _____ WATERLOO _____ IL _____ 62298-0000
Street address (after sale) _____ City _____ State _____ ZIP _____

618-791-4478 _____ 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:

ANTHONY THOMAS DELANEY & ALYSE NICOLE MAZZOLA _____ 943 FORBS DR _____ WATERLOO _____ IL _____ 62298-0000
Name or company _____ Street address _____ City _____ State _____ ZIP _____

Preparer Information

USA _____
Country _____



Declaration ID: 20250206716680

Status: Assessor Review

Document No.: 436553

Recording Date: 2/25/2025

State/County Stamp: 1-696-875-952

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	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No
Land _____ Buildings _____ Total _____	5 Comments
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250106702298
 Status: Assessor Review
 Document No.: 436373
 Recording Date: 2/5/2025

State/County Stamp: 1-126-435-248



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 813 MORRISON AVENUE

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

WATERLOO 62298-0000
 City or village ZIP

T2S R9W
 Township

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

08-31-102-007-000	.37	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/4/2025
 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	95,052.00
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	355,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250106702298

Status: Assessor Review

Document No.: 436373

Recording Date: 2/5/2025

State/County Stamp: 1-126-435-248

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			355,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	<input checked="" type="checkbox"/>	k
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			355,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			710.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			355.00
20 County tax stamps — multiply Line 18 by 0.25.	20			177.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			532.50

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

LOT 51 OF BELLE FONTAINE HEIGHTS NO. 5, BEING A SUBDIVISION OF PART OF TAX LOT 12, SURVEY 394, CLAIM 220, 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 JUNE 30, 1994 AS INSTRUMENT NO. 193367 IN PLAT ENVELOPE 2-8B 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

BRENDA K. SHREWSBURY

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

7446 CLARENCE CT _____ GLEN CARBON _____ IL _____ 62034-1613
Street address (after sale) _____ City _____ State _____ ZIP _____

618-920-7644 _____ USA _____
Seller's daytime phone _____ Phone extension _____ Country _____

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

Buyer Information

JAMES & MARY ELLEN SHELBY

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

813 MORRISON AVE _____ WATERLOO _____ IL _____ 62298-2870
Street address (after sale) _____ City _____ State _____ ZIP _____

417-272-8013 _____ USA _____
Buyer's daytime phone _____ Phone extension _____ Country _____

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

Mail tax bill to:

JAMES & MARY ELLEN SHELBY _____ 813 MORRISON AVE _____ WATERLOO _____ IL _____ 62298-2870
Name or company _____ Street address _____ City _____ State _____ ZIP _____

Preparer Information

USA _____
Country _____



Declaration ID: 20250106702298

Status: Assessor Review

Document No.: 436373

Recording Date: 2/5/2025

State/County Stamp: 1-126-435-248

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

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

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

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

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: 20250206712474
 Status: Assessor Review
 Document No.: 436492
 Recording Date: 2/18/2025

State/County Stamp: 0-244-013-488



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 6040 OLD BAUM CHURCH ROAD
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000
 City or village ZIP

T3S R10W
 Township

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

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

<u>10-04-300-004-000</u>	<u>12</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/14/2025
 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 | | 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>6,000.00</u>
2 Senior Citizens	<u>5,000.00</u>
3 Senior Citizens Assessment Freeze	<u>59,668.00</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>270,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206712474

Status: Assessor Review

Document No.: 436492

Recording Date: 2/18/2025

State/County Stamp: 0-244-013-488

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	<input type="checkbox"/>	k <input type="checkbox"/>
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	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. This is the total amount of transfer tax due	21			405.00

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

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 OF T. 3 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE NORTH 308 FEET ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO A POINT IN THE CENTER OF A PUBLIC ROAD; THENCE NORTH 380 30' EAST 290 FEET ALONG THE CENTER OF SAID ROAD TO A POINT; THENCE EASTERLY 840 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO A POINT; THENCE SOUTH 537 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST 1,015 FEET ALONG THE SAID SOUTH LINE TO THE PLACE OF BEGINNING, AND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 OF T. 3 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, EXCEPTING THAT PORTION CONVEYED TO THE HIGHWAY COMMISSIONER OF ROAD DISTRICT #7 BY DOCUMENT DATED AUGUST 21, 1925 AND RECORDED AUGUST 23, 1925 IN BOOK 47 AT PAGE 406 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

ESTATE OF DAVID B. BRIGHTWELL

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

1837 QUAIL RUN _____ IMPERIAL _____ MO _____ 63052-1552
Street address (after sale) _____ City _____ State _____ ZIP _____

314-596-8440 _____ 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

JAY A. & DAWN M. LEBER

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

6049 MONARCH XING _____ WATERLOO _____ IL _____ 62298-6360
Street address (after sale) _____ City _____ State _____ ZIP _____

618-779-8979 _____ 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: 20250206712474

Status: Assessor Review

Document No.: 436492

Recording Date: 2/18/2025

State/County Stamp: 0-244-013-488

JAY A. & DAWN M. LEBER	6049 MONARCH XING	WATERLOO	IL	62298-6360
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.")

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

To be completed by the Chief County Assessment Officer	
<p>1 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____</p> <p>2 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>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>5 Comments _____</p>

Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206712474

Status: Assessor Review

Document No.: 436492

Recording Date: 2/18/2025

State/County Stamp: 0-244-013-488



Declaration ID: 20250206706937
 Status: Assessor Review
 Document No.: 436385
 Recording Date: 2/6/2025

State/County Stamp: 0-384-010-672



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 6408 EDGE WATER 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>11-02-333-002-000</u>	<u>2.5</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/28/2025
 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	440,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250206706937

Status: Assessor Review

Document No.: 436385

Recording Date: 2/6/2025

State/County Stamp: 0-384-010-672

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			440,000.00
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. This is the net consideration subject to transfer tax.	17			440,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			880.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			440.00
20 County tax stamps — multiply Line 18 by 0.25.	20			220.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			660.00

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

LOT 2 "LAKE OF THE WOODS PHASE 1, BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD PM, MONROE COUNTY, ILLINOIS"; AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT ENVELOPE 2-24A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

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: 11-02-333-002-000

PRIOR DEED: 398540

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 V. SCHNEIDER

Seller's or trustee's name

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

569 DOE AVE

Street address (after sale)

TIFFIN

City

IA

State

52340-4729

ZIP

618-514-0427

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

CODY SIEBENBERGER

Buyer's or trustee's name

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

6408 EDGE WATER DR

Street address (after sale)

WATERLOO

City

IL

State

62298-3059

ZIP

314-882-5629

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: 20250206706937

Status: Assessor Review

Document No.: 436385

Recording Date: 2/6/2025

State/County Stamp: 0-384-010-672

Mail tax bill to:

CODY AND TIA SIEBENBERGER	6408 EDGE WATER DR	WATERLOO	IL	62298-3059
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>1 _____ County Township Class Cook-Minor Code 1 Code 2</p> <p>2 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>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206706937

Status: Assessor Review

Document No.: 436385

Recording Date: 2/6/2025

State/County Stamp: 0-384-010-672



Declaration ID: 20250206706937

Status: Assessor Review

Documnet No.: 436385

Recording Date: 2/6/2025

State/County Stamp: 0-384-010-672

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
FRANCES A. SCHNEIDER	569 DOE AVE	TIFFIN	IA	523400000	6185140427	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
TIA SIEBENBERGER	6408 EDGE WATER DRIVE	WATERLOO	IL	622980000	6184445804	USA



Declaration ID: 20250206707220
 Status: Assessor Review
 Document No.: 436464
 Recording Date: 2/13/2025

State/County Stamp: 1-583-356-336



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 3770 LL 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>15-03-100-006-000</u>	<u>26.81</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/13/2025
 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 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): <u> </u> |
| i <u> </u> | <u> </u> Industrial building |
| j <u> X </u> | <u> X </u> Farm |
| k <u> </u> | <u> </u> Other (specify): <u> </u> |

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

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11 <u>300,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206707220

Status: Assessor Review

Document No.: 436464

Recording Date: 2/13/2025

State/County Stamp: 1-583-356-336

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			300,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			300,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			600.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			300.00
20 County tax stamps — multiply Line 18 by 0.25.	20			150.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			450.00

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

BEGINNING AT THE NORTHEAST CORNER OF LOT 5 OF SECTION 3 IN TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, SAID POINT BEING ON THE NORTH LINE OF SECTION 3 AND 2319.3 FEET WEST OF A STONE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 0° 26' 07" EAST ALONG THE EAST LINE OF LOT 5, 1207.21 FEET TO AN IRON PIN; THENCE NORTH 86° 11' 48" WEST 992.18 FEET TO AN IRON PIN ON THE WEST LINE OF LOT 4; THENCE NORTH 0° 33' 08" WEST ALONG THE WEST LINE OF LOT 4, 1150.76 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SECTION 3; THENCE SOUTH 89° 26' 54" EAST ALONG THE SAID NORTH LINE, 991.98 FEET TO THE PLACE OF BEGINNING, AND BEING A PARCEL OFF THE NORTHERLY PART OF LOTS 4 AND 5 OF SECTION 3, T. 4 S., R. 10 W. AS SHOWN IN SURVEY RECORD "A" ON PAGE 23 AND SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 47 IN THE OFFICE OF THE RECORDER OF DEEDS FOR 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 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

RANDY S. WETZLER

Seller's or trustee's name

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

1024 OAK CREEK LN

Street address (after sale)

WATERLOO

City

IL

State

62298-2877

ZIP

618-795-9057

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

F.O.R. CORPORATION

Buyer's or trustee's name

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

400 E MONROE AVE

Street address (after sale)

KIRKWOOD

City

MO

State

63122-6336

ZIP

314-369-4680

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: 20250206707220

Status: Assessor Review

Document No.: 436464

Recording Date: 2/13/2025

State/County Stamp: 1-583-356-336

F.O.R. CORPORATION	400 E MONROE AVE	KIRKWOOD	MO	63122-6336
Name or company	Street address	City	State	ZIP

Preparer Information

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

USA
Country

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>1 _____ County Township Class Cook-Minor Code 1 Code 2</p> <p>2 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>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206707220

Status: Assessor Review

Documnet No.: 436464

Recording Date: 2/13/2025

State/County Stamp: 1-583-356-336

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
RICK L. WETZLER	510 MARY DR	WATERLOO	IL	622980000	6182101660	USA
WILLIAM & LUCILLE WETZLER FAMILY LAND TRUST	305 BETTY DR	WATERLOO	IL	622980000	6189396525	USA
MICHAEL N. & SUSAN C. AYCOCK TRUST	8587 D ROAD	WATERLOO	IL	622980000	6189393089	USA
LEROY & ARDELL HARTMANN FAMILY TRUST	4515 FOUNTAIN BROOK DR	WATERLOO	IL	622980000	6189730358	USA

Additional Buyers Information



Declaration ID: 20250206704435
 Status: Assessor Review
 Document No.: 436361
 Recording Date: 2/4/2025

State/County Stamp: 1-292-235-184



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 MAEYSTOWN 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>15-06-200-009-000</u>	<u>10.14</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/3/2025
 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 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 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: _____

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20250206704435

Status: Assessor Review

Document No.: 436361

Recording Date: 2/4/2025

State/County Stamp: 1-292-235-184

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>90,000.00</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. This is the net consideration subject to transfer tax.	17			<u>90,000.00</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>180.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>90.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>45.00</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			<u>135.00</u>

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

PART OF TAX LOT 1B OF U.S. SURVEY 488, CLAIM 768, IN TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 103; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN MARKING THE POINT OF INTERSECTION OF THE NORTH-SOUTH SECTION LINE BETWEEN SECTIONS 5 AND 6 WITH THE NORTH LINE OF SAID U.S. SURVEY 488; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 35 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE OF U.S. SURVEY 488 FOR A DISTANCE OF 783.49 FEET TO AN IRON PIN MARKING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE SOUTH 19 DEGREES 43 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 1232.57 FEET TO A MAG NAIL ON THE CENTERLINE OF MAEYSTOWN ROAD (40 FEET WIDE) (ALSO BEING COUNTY HIGHWAY 7); THENCE THE FOLLOWING 4 COURSES ALONG SAID CENTERLINE; SOUTH 68 DEGREES 10 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 19.41 FEET; SOUTH 75 DEGREES 26 MINUTES 29 SECOND WEST OF A DISTANCE 96.57 FEET; SOUTH 78 DEGREES 26 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 115.87 FEET; SOUTH 79 DEGREES 24 MINUTES 17 SECONDS WEST FOR A DISTANCE 216.10 FEET TO A MAG NAIL; THENCE NORTH 10 DEGREES 56 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 1284.57 FEET TO AN OLD IRON PIN ON SAID NORTH LINE OF TAX LOT 1B; THENCE SOUTH 88 DEGREES 35 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE OF U.S. SURVEY 488 FOR A DISTANCE OF 265.40 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

LAURIE J. UNTERSEH

Seller's or trustee's name

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

1103 MILL ST
Street address (after sale)

MAEYSTOWN
City

IL
State

62256-0000
ZIP

618-741-0007
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

TONY & TRACI BIFFAR TRUST

Buyer's or trustee's name

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

1518 DANNEHOLD FARMS DR
Street address (after sale)

WATERLOO
City

IL
State

62298-5616
ZIP

618-580-6535
Buyer's daytime phone Phone extension

USA
Country



Declaration ID: 20250206704435

Status: Assessor Review

Document No.: 436361

Recording Date: 2/4/2025

State/County Stamp: 1-292-235-184

Under penalties of perjury, I 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 & TRACI BIFFAR TRUST 1518 DANNEHOLD FARMS DR WATERLOO IL 62298-5616
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.

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 Tab number



Declaration ID: 20250206704435

Status: Assessor Review

Document No.: 436361

Recording Date: 2/4/2025

State/County Stamp: 1-292-235-184



Declaration ID: 20250206704435

Status: Assessor Review

State/County Stamp: 1-292-235-184

Documnet No.: 436361

Recording Date: 2/4/2025

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
WENDY L. MUELLER	2831 BRANDT RD	FULTS	IL	622980000	6187920685	USA

Additional Buyers Information



Declaration ID: 20250206708616
 Status: Assessor Review
 Document No.: 436479
 Recording Date: 2/14/2025

State/County Stamp: 0-412-424-624



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 4862 OAK TREE PLACE
 Street address of property (or 911 address, if available)

FULTS 62244-0000
 City or village ZIP

T4S R9W
 Township

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

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

<u>16-18-300-003-000</u>	<u>27.67</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/14/2025
 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	5,000.00
3 Senior Citizens Assessment Freeze	0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11 <u>493,500.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206708616

Status: Assessor Review

Document No.: 436479

Recording Date: 2/14/2025

State/County Stamp: 0-412-424-624

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			493,500.00
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. This is the net consideration subject to transfer tax.	17			493,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			987.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			493.50
20 County tax stamps — multiply Line 18 by 0.25.	20			246.75
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			740.25

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 01 DEGREE 10 MINUTES 41 SECONDS EAST, AN ASSUMED BEARING ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 1316.70 FEET TO AN IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 89 DEGREES 14 MINUTES 41 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 953.85 FEET TO AN IRON PIPE; THENCE NORTH 01 DEGREE 06 MINUTES 31 SECONDS WEST A DISTANCE OF 1271.50 FEET TO AN IRON PIPE SET ON THE SOUTH LINE OF A 25 FOOT STRIP ALSO KNOWN AS OAK TREE PLACE, AN UNDIVIDED 1/2 INTEREST IN WHICH WAS PREVIOUSLY CONVEYED TO WILLARD CRIMM AND MARY CRIMM BY DEED RECORDED IN DEED BOOK 163 AT PAGES 764-765 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTH LINE OF THE SAID 25 FOOT STRIP ALSO KNOWN AS OAK TREE PLACE, EASTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 210.86 FEET, AN ARC LENGTH OF 122.92 FEET, AND A CHORD WHICH BEARS NORTH 86 DEGREES 30 MINUTES 55 SECONDS EAST, A CHORD DISTANCE OF 121.18 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 256.79 FEET, AN ARC LENGTH OF 97.69 FEET, AND A CHORD WHICH BEARS NORTH 80 DEGREES 42 MINUTES 53 SECONDS EAST, A CHORD DISTANCE OF 97.11 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 11 SECONDS EAST A DISTANCE OF 225.97 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 115.37 FEET, AND A CHORD WHICH BEARS SOUTH 75 DEGREES 25 MINUTES 32 SECONDS EAST, A CHORD DISTANCE OF 114.39 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 215.84 FEET, AN ARC LENGTH OF 113.36 FEET, AND A CHORD WHICH BEARS SOUTH 77 DEGREES 30 MINUTES 38 SECONDS EAST, A CHORD DISTANCE OF 112.06 FEET; THENCE NORTH 87 DEGREES 26 MINUTES 36 SECONDS EAST A DISTANCE OF 118.31 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET, AN ARC LENGTH OF 166.37 FEET, AND A CHORD WHICH BEARS NORTH 64 DEGREES 11 MINUTES 36 SECONDS EAST, A CHORD DISTANCE OF 161.85 FEET; THENCE NORTH 40 DEGREES 56 MINUTES 36 SECONDS EAST A DISTANCE OF 37.23 FEET TO AN IRON PIPE SET ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE, LEAVING THE SOUTH LINE OF THE SAID 25 FOOT STRIP ALSO KNOWN AS OAK TREE PLACE, SOUTH 01 DEGREE 10 MINUTES 41 SECONDS EAST A DISTANCE OF 9.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.67 ACRES, MORE OR LESS.

AND ALSO:

A ONE-EIGHTH INTEREST IN THE NORTHERLY PORTION OF PART OF A PRIVATE ROADWAY ALSO KNOWN AS OAK TREE PLACE AS WAS PREVIOUSLY CONVEYED TO WILLARD CRIMM AND MARY E. CRIMM, AS SHOWN AND RECORDED IN DEED BOOK 163 AT PAGES 760-761 AND 762-763 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN ALL IN MONROE COUNTY, ILLINOIS;

COMMENCING AT AN IRON PIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ON AN ASSUMED BEARING OF NORTH 0 DEGREES 00 MINUTES 15 SECONDS EAST 1 CHAIN AND 8.55 LINKS FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 15 SECONDS EAST ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 85.61 LINKS; THENCE SOUTH 26 DEGREES 16



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MINUTES 01 SECONDS WEST, 1 CHAIN AND 30.21 LINKS TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2 CHAINS AND 34.85 LINKS AN ARC DISTANCE OF 2 CHAINS AND 55.61 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS BEARS NORTH 1 DEGREE 22 MINUTES 28 SECONDS WEST; THENCE SOUTH 88 DEGREES 37 MINUTES 32 SECONDS WEST ALONG SAID TANGENT, 1 CHAIN AND 79.26 LINKS TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2 CHAINS AND 51.27 LINKS AN ARC DISTANCE OF 1 CHAIN AND 31.97 LINKS TO A POINT OF REVERSE CURVE FROM WHICH POINT THE RADIUS POINT BEARS NORTH 28 DEGREES 43 MINUTES 04 SECONDS EAST; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4 CHAINS AND 62.12 LINKS AN ARC DISTANCE OF 2 CHAINS AND 9.08 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 2 DEGREES 47 MINUTES 45 SECONDS WEST; THENCE NORTH 87 DEGREES 12 MINUTES 15 SECONDS WEST ALONG SAID TANGENT 3 CHAINS AND 42.38 LINKS TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4 CHAINS AND 64.83 LINKS AN ARC DISTANCE OF 1 CHAIN AND 76.85 LINKS TO A POINT OF REVERSE CURVE FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 19 DEGREES 00 MINUTES 07 SECONDS EAST; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2 CHAINS AND 43.73 LINKS AN ARC DISTANCE OF 1 CHAIN AND 50.33 LINKS TO A POINT OF REVERSE CURVE FROM WHICH POINT THE RADIUS POINT BEARS NORTH 16 DEGREES 20 MINUTES 21 SECONDS EAST; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10 CHAINS AND 98.48 LINKS AN ARC DISTANCE OF 2 CHAINS AND 83.95 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 1 DEGREE 32 MINUTES 42 SECONDS WEST; THENCE NORTH 88 DEGREES 28 MINUTES 18 SECONDS WEST ALONG SAID TANGENT 1 CHAIN AND 64.45 LINKS TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2 CHAINS AND 80.30 LINKS AN ARC DISTANCE OF 1 CHAIN AND 68.36 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS NORTH 35 DEGREES 56 MINUTES 32 SECONDS EAST; THENCE NORTH 54 DEGREES 03 MINUTES 28 SECONDS WEST ALONG SAID TANGENT 26.79 LINKS TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3 CHAINS AND 86.36 LINKS AN ARC DISTANCE OF 1 CHAIN AND 48.92 LINKS TO POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 13 DEGREES 51 MINUTES 28 SECONDS WEST; THENCE NORTH 76 DEGREES 08 MINUTES 32 SECONDS WEST ALONG SAID TANGENT 1 CHAIN AND 14.05 LINKS TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3 CHAINS AND 56.06 LINKS AN ARC DISTANCE OF 1 CHAIN AND 98.15 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 18 DEGREES 01 MINUTES 39 SECONDS EAST; THENCE SOUTH 71 DEGREES 58 MINUTES 21 SECONDS WEST ALONG SAID TANGENT 2 CHAINS AND 83.77 LINKS TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10 CHAINS AN ARC DISTANCE OF 2 CHAINS AND 84.32 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS NORTH 1 DEGREE 44 MINUTES 15 SECONDS WEST; THENCE SOUTH 88 DEGREES 15 MINUTES 45 SECONDS WEST ALONG SAID TANGENT 3 CHAINS AND 54.09 LINKS; THENCE NORTH 83 DEGREES 30 MINUTES 40 SECONDS WEST 83.23 LINKS TO THE CENTERLINE OF COUNTY HIGHWAY NO. 1; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID COUNTY HIGHWAY 1 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 14 CHAINS AND 24.24 LINKS AN ARC DISTANCE OF 38.64 LINKS; THENCE SOUTH 83 DEGREES 30 MINUTES 40 SECONDS EAST 93.53 LINKS; THENCE NORTH 88 DEGREES 15 MINUTES 45 SECONDS EAST 3 CHAINS AND 56.82 LINKS TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10 CHAINS AND 37.88 LINKS AN ARC DISTANCE OF 2 CHAINS AND 95.09 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS NORTH 18 DEGREES 01 MINUTES 39 SECONDS WEST; THENCE NORTH 71 DEGREES 58 MINUTES 21 SECONDS EAST ALONG SAID TANGENT 2 CHAINS AND 83.77 LINKS TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 CHAINS AND 18.18 LINKS AN ARC DISTANCE OF 1 CHAIN AND 77.08 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 13 DEGREES 51 MINUTES 28 SECONDS WEST; THENCE SOUTH 76 DEGREES 08 MINUTES 32 SECONDS EAST ALONG SAID TANGENT 1 CHAIN AND 14.05 LINKS TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 CHAINS AND 48.48 LINKS AN ARC DISTANCE OF 1 CHAIN AND 34.32 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 35 DEGREES 56 MINUTES 32 SECONDS WEST; THENCE SOUTH 54 DEGREES 03 MINUTES 28 SECONDS EAST ALONG SAID TANGENT 26.79 LINKS TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3 CHAINS AND 18.18 LINKS AN ARC DISTANCE OF 1 CHAIN AND 91.11 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS NORTH 1 DEGREE 31 MINUTES 42 SECONDS EAST; THENCE SOUTH 88 DEGREES 28 MINUTES 18 SECONDS EAST ALONG SAID TANGENT 1 CHAIN AND 64.45 LINKS TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10 CHAINS AND 60.61 LINKS AN ARC DISTANCE OF 2 CHAINS AND 74.17 LINKS TO A POINT OF REVERSE CURVE FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 16 DEGREES 20 MINUTES 21 SECONDS WEST; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2 CHAINS AND 81.61 LINKS AN ARC DISTANCE OF 1 CHAIN AND 73.70 LINKS TO A POINT OF REVERSE CURVE FROM WHICH POINT THE RADIUS POINT BEARS NORTH 19 DEGREES 00 MINUTES 07 SECONDS WEST; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4 CHAINS AND 26.95 LINKS AN ARC DISTANCE OF 1 CHAIN AND 62.44 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 2 DEGREES 47 MINUTES 45 SECONDS WEST; THENCE SOUTH 87 DEGREES 12 MINUTES 15 SECONDS EAST ALONG SAID TANGENT 3 CHAINS AND 42.38 LINKS TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4 CHAINS AND 24.24 LINKS AN ARC DISTANCE OF 1 CHAIN AND 91.94 LINKS TO A POINT OF REVERSE CURVE FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 28 DEGREES 43 MINUTES 04 SECONDS WEST; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2 CHAINS AND 89.15 LINKS AN ARC DISTANCE OF 1 CHAIN AND 51.86 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS NORTH 1 DEGREE 22 MINUTES 28 SECONDS WEST; THENCE NORTH 88 DEGREES 37 MINUTES 32 SECONDS EAST ALONG SAID TANGENT 1 CHAIN AND 79.26 LINKS TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2 CHAINS AND 72.73 LINKS AN ARC DISTANCE OF 2 CHAINS AND 96.83 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS NORTH 63 DEGREES 43 MINUTES 59 SECONDS WEST; THENCE NORTH 26 DEGREES 16 MINUTES 01



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SECONDS EAST ALONG SAID TANGENT 53.45 LINKS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF THE LAND LYING WITHIN THE RIGHT-OF-WAY LINES OF THE PUBLIC ROADWAY KNOWN AS KASKASKIA ROAD.

AND ALSO:

A ONE-EIGHTH INTEREST IN THE SOUTHERLY PORTION OF PART OF A PRIVATE ROADWAY ALSO KNOWN AS OAK TREE PLACE AS WAS PREVIOUSLY CONVEYED TO WILLARD CRIMM AND MARY E. CRIMM, AS SHOWN AND RECORDED IN DEED BOOK 163 AT PAGES 766-767 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN ALL IN MONROE COUNTY, ILLINOIS;

COMMENCING AT AN IRON PIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ON AN ASSUMED BEARING OF NORTH 0 DEGREES 00 MINUTES 15 SECONDS EAST 15.82 LINKS FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 42 DEGREES 07 MINUTES 32 SECONDS WEST, 56.42 LINKS TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 CHAINS AND 10.61 LINKS AN ARC DISTANCE OF 2 CHAINS AND 52.08 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS NORTH 1 DEGREE 22 MINUTES 28 SECONDS WEST; THENCE SOUTH 88 DEGREES 37 MINUTES 32 SECONDS WEST ALONG SAID TANGENT, 1 CHAIN AND 79.26 LINKS TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 CHAINS AND 27.03 LINKS AN ARC DISTANCE OF 1 CHAIN AND 71.76 LINKS TO A POINT OF REVERSE CURVE FROM WHICH POINT THE RADIUS POINT BEARS NORTH 28 DEGREES 43 MINUTES 04 SECONDS EAST; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3 CHAINS AND 86.36 LINKS AN ARC DISTANCE OF 1 CHAIN AND 74.80 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 2 DEGREES 47 MINUTES 45 SECONDS WEST; THENCE NORTH 87 DEGREES 12 MINUTES 15 SECONDS WEST ALONG SAID TANGENT 3 CHAINS AND 42.38 LINKS TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3 CHAINS AND 89.08 LINKS AN ARC DISTANCE OF 1 CHAIN AND 48.02 LINKS TO A POINT OF REVERSE CURVE FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 19 DEGREES 00 MINUTES 07 SECONDS EAST; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 CHAINS AND 19.48 LINKS AN ARC DISTANCE OF 1 CHAIN AND 97.06 LINKS TO A POINT OF REVERSE CURVE FROM WHICH POINT THE RADIUS POINT BEARS NORTH 16 DEGREES 20 MINUTES 21 SECONDS EAST; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10 CHAINS AND 22.73 LINKS AN ARC DISTANCE OF 2 CHAINS AND 64.38 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 1 DEGREE 31 MINUTES 42 SECONDS WEST; THENCE NORTH 88 DEGREES 28 MINUTES 18 SECONDS WEST ALONG SAID TANGENT 1 CHAIN AND 64.45 LINKS TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 CHAINS AND 56.06 LINKS AN ARC DISTANCE OF 2 CHAINS AND 13.86 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS NORTH 35 DEGREES 56 MINUTES 32 SECONDS EAST; THENCE NORTH 54 DEGREES 03 MINUTES 28 SECONDS WEST ALONG SAID TANGENT 26.79 LINKS TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3 CHAINS AND 10.61 LINKS AN ARC DISTANCE OF 1 CHAIN AND 19.73 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 13 DEGREES 51 MINUTES 28 SECONDS WEST; THENCE NORTH 76 DEGREES 08 MINUTES 32 SECONDS WEST ALONG SAID TANGENT 1 CHAIN AND 14.05 LINKS TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2 CHAINS AND 80.30 LINKS AN ARC DISTANCE OF 1 CHAIN AND 55.98 LINKS TO POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 18 DEGREES 01 MINUTES 39 SECONDS EAST; THENCE SOUTH 71 DEGREES 58 MINUTES 21 SECONDS WEST ALONG SAID TANGENT 2 CHAINS AND 83.77 LINKS TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10 CHAINS AND 75.76 LINKS AN ARC DISTANCE OF 3 CHAINS AND 5.85 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS BEARS NORTH 1 DEGREE 44 MINUTES 15 SECONDS WEST; THENCE SOUTH 88 DEGREES 15 MINUTES 45 SECONDS WEST ALONG SAID TANGENT 3 CHAINS AND 59.55 LINKS; THENCE NORTH 83 DEGREES 30 MINUTES 40 SECONDS WEST, 1 CHAIN AND 2.77 LINKS TO CENTERLINE OF COUNTY HIGHWAY 1; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID COUNTY HIGHWAY 1 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 14 CHAINS AND 24.24 LINKS AND AN ARC DISTANCE OF 38.44 LINKS; THENCE SOUTH 83 DEGREES 30 MINUTES 40 SECONDS EAST 93.53 LINKS; THENCE NORTH 88 DEGREES 15 MINUTES 45 SECONDS EAST 3 CHAINS AND 56.82 LINKS TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10 CHAINS AND 37.88 LINKS AN ARC DISTANCE OF 2 CHAINS AND 95.09 LINKS TO A POINT OF TANGENCY FOR WHICH POINT THE RADIUS POINT BEARS NORTH 18 DEGREES 01 MINUTES 39 SECONDS WEST; THENCE NORTH 71 DEGREES 58 MINUTES 21 SECONDS EAST ALONG SAID TANGENT 2 CHAINS AND 83.77 LINKS TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 CHAINS AND 18.18 LINKS AN ARC DISTANCE OF 1 CHAIN AND 77.08 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 13 DEGREES 51 MINUTES 28 SECONDS WEST; THENCE SOUTH 76 DEGREES 08 MINUTES 32 SECONDS EAST ALONG SAID TANGENT 1 CHAIN AND 14.05 LINKS TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 CHAINS AND 48.48 LINKS AN ARC DISTANCE OF 1 CHAIN AND 34.32 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS



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SOUTH 35 DEGREES 56 MINUTES 32 SECONDS WEST; THENCE SOUTH 54 DEGREES 03 MINUTES 28 SECONDS EAST ALONG SAID TANGENT 26.79 LINKS TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3 CHAINS AND 18.18 LINKS AN ARC DISTANCE OF 1 CHAIN AND 91.11 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS NORTH 1 DEGREE 31 MINUTES 42 SECONDS EAST; THENCE SOUTH 88 DEGREES 28 MINUTES 18 SECONDS EAST ALONG SAID TANGENT 1 CHAIN AND 64.45 LINKS TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10 CHAINS AND 60.61 LINKS AN ARC DISTANCE OF 2 CHAINS AND 74.17 LINKS TO A POINT OF REVERSE CURVE FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 16 DEGREES 20 MINUTES 21 SECONDS WEST; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2 CHAINS AND 81.61 LINKS AN ARC DISTANCE OF 1 CHAIN AND 73.70 LINKS TO A POINT OF REVERSE CURVE FOR WHICH POINT THE RADIUS POINT BEARS NORTH 19 DEGREES 00 MINUTES 07 SECONDS WEST; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4 CHAINS AND 26.95 LINKS AN ARC DISTANCE OF 1 CHAIN AND 62.44 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 2 DEGREES 47 MINUTES 45 SECONDS WEST; THENCE SOUTH 87 DEGREES 12 MINUTES 15 SECONDS EAST ALONG SAID TANGENT 3 CHAINS AND 42.38 LINKS TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4 CHAINS AND 24.24 LINKS AN ARC DISTANCE OF 1 CHAIN AND 94.94 LINKS TO A POINT OF REVERSE CURVE FROM WHICH POINT THE RADIUS POINT BEARS SOUTH 28 DEGREES 43 MINUTES 04 SECONDS WEST; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2 CHAINS AND 89.15 LINKS AN ARC DISTANCE OF 1 CHAIN AND 51.86 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS NORTH 1 DEGREE 22 MINUTES 28 SECONDS WEST; THENCE NORTH 88 DEGREES 37 MINUTES 32 SECONDS EAST ALONG SAID TANGENT 1 CHAIN AND 79.26 LINKS TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2 CHAINS AND 72.73 LINKS AN ARC DISTANCE OF 2 CHAINS AND 21.33 LINKS TO A POINT OF TANGENCY FROM WHICH POINT THE RADIUS POINT BEARS NORTH 47 DEGREES 52 MINUTES 28 SECONDS WEST; THENCE NORTH 42 DEGREES 07 MINUTES 32 SECONDS EAST ALONG SAID TANGENT 71.29 LINKS TO AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE SOUTH 0 DEGREES 00 MINUTES 15 SECONDS WEST ALONG SAID WEST LINE 56.48 LINKS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF THE LAND LYING WITHIN THE RIGHT-OF-WAY LINES OF THE PUBLIC ROADWAY KNOWN AS KASKASKIA ROAD.

Step 4: Complete the requested information.

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

Seller Information

CHARLES E. & DONNA L. HOPSON

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

1637 BRANDYWINE DR DE SOTO MO 63020-6825
Street address (after sale) City State ZIP

618-698-3450 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

RAYMOND & ANNETTE FAUSZ

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

4862 OAK TREE PL FULTS IL 62244-2244
Street address (after sale) City State ZIP

618-830-0910 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:



Declaration ID: 20250206708616

Status: Assessor Review

Document No.: 436479

Recording Date: 2/14/2025

State/County Stamp: 0-412-424-624

RAYMOND & ANNETTE FAUSZ	4862 OAK TREE PL	FULTS	IL	62244-2244
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>1 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____</p> <p>2 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>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>5 Comments _____</p>

Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206708616

Status: Assessor Review

Document No.: 436479

Recording Date: 2/14/2025

State/County Stamp: 0-412-424-624



Declaration ID: 20250206709441
 Status: Assessor Review
 Document No.: 436546
 Recording Date: 2/24/2025

State/County Stamp: 0-411-141-552



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 2221 G ROAD
 Street address of property (or 911 address, if available)

FULTS 62244-0000
 City or village ZIP

T4S R9W
 Township

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

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

<u>16-30-200-005-000</u>	<u>6.5</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/19/2025
 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: _____

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	405,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250206709441

Status: Assessor Review

Document No.: 436546

Recording Date: 2/24/2025

State/County Stamp: 0-411-141-552

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			405,000.00
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. This is the net consideration subject to transfer tax.	17			405,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			810.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			405.00
20 County tax stamps — multiply Line 18 by 0.25.	20			202.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			607.50

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

A PART OF TAX LOT 3-A AND ALSO THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD STONE WHICH MARKS THE NORTHWEST CORNER OF TAX LOT 3-A OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE # 23 OF THE SURVEYOR'S OFFICIAL PLAT RECORD 'A' IN THE MONROE COUNTY RECORDER'S OFFICE; THENCE ALONG ASSUMED BEARING OF NORTH 90 DEGREES EAST ALONG THE NORTH LINE OF TAX LOT 3-A, A DISTANCE OF 300.00 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING THE REFERENCED NORTH TAX LOT LINE, SOUTH 73 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 615.11 FEET TO A RAILROAD SPIKE SET IN THE ESTABLISHED CENTERLINE OF PUBLIC ROAD "G" ROAD; THENCE ALONG THE PUBLIC ROAD CENTERLINE, NORTH 52 DEGREES, 10 MINUTES, 10 SECONDS EAST, A DISTANCE OF 105.82 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 869.43 FEET WITH A CENTRAL ANGLE OF 22 DEGREES, 23 MINUTES, 39 SECONDS, FOR AN ARC DISTANCE OF 339.82 FEET TO A RAILROAD SPIKE; THENCE LEAVING THE CENTERLINE OF "G" ROAD, NORTH 76 DEGREES, 28 MINUTES, 00 SECONDS WEST, A DISTANCE OF 897.87 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES WEST, A DISTANCE OF 355.00 FEET AND 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

SHANNON EDWARDS PORTER

Seller's or trustee's name

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

5304 W COSMO CIR
Street address (after sale)

WEST JORDAN
City

UT
State

84081-3853
ZIP

801-889-6650
Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

JUSTIN DAVID & BRIDGET JOAN MARSHALL

Buyer's or trustee's name

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

2221 G RD
Street address (after sale)

FULTS
City

IL
State

62244-2301
ZIP

618-806-6310
Buyer's daytime phone

Phone extension

USA
Country



Declaration ID: 20250206709441

Status: Assessor Review

Document No.: 436546

Recording Date: 2/24/2025

State/County Stamp: 0-411-141-552

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

Mail tax bill to:

JUSTIN DAVID & BRIDGET JOAN MARSHALL
Name of company 2221 G RD Street address FULTS City IL State 62244-2301 ZIP

USA Country

Preparer Information

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

Preparer and company name 231 S MAIN ST Street address Preparer's file number (if applicable) WATERLOO City Escrow number (if applicable) IL State 62298-1325 ZIP

closings@monroecountytitle.com Preparer's email address (if available) 618-939-8292 Preparer's daytime phone USA 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.

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: 20250206709441

Status: Assessor Review

Document No.: 436546

Recording Date: 2/24/2025

State/County Stamp: 0-411-141-552



Declaration ID: 20250206709441

Status: Assessor Review

Documnet No.: 436546

Recording Date: 2/24/2025

State/County Stamp: 0-411-141-552

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
SHYANNE TULLIS	776 W MOUNTAIN VIEW DR	CEDAR CITY	UT	847200000	4355922198	USA
SAUSHA ALDERMAN	6437 OLD BAUM CHURCH RD	WATERLOO	IL	622980000	6184771625	USA
CHELSEY ALDERMAN	312 SUMMIT ST	RED BUD	IL	622780000	6184440721	USA
BRENNAN ALDERMAN	507 N SAINT LOUIS ST	SPARTA	IL	622860000	6184446062	USA

Additional Buyers Information



Declaration ID: 20250106701380
 Status: Assessor Review
 Document No.: 436337
 Recording Date: 2/3/2025

State/County Stamp: 1-845-064-112



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 5118 1ST STREET
 Street address of property (or 911 address, if available)
RENAULT 62279-0000
 City or village ZIP
T4S R9W
 Township

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

<u>16-30-450-027-000</u>	<u>.67</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/30/2025
 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 Yes X No Will the property be the buyer's principal residence?

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11 <u>4,500.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106701380

Status: Assessor Review

Document No.: 436337

Recording Date: 2/3/2025

State/County Stamp: 1-845-064-112

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			4,500.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	X	b	k m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			0.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			0.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			0.00
20 County tax stamps — multiply Line 18 by 0.25.	20			0.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			0.00

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

LOT 11 OF OUTLOTS IN THE VILLAGE OF RENAULT (UNINCORPORATED) IN SECTION 10 OF TOWNSHIP 4 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS AS SHOWN ON PAGE 42 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS) OF MONROE COUNTY, ILLINOIS RECORDS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits 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

OUR LADY OF GOOD COUNSEL CATHOLIC CHURCH

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

2024 WASHINGTON ST _____ RENAULT _____ IL _____ 62279-0000
Street address (after sale) _____ City _____ State _____ ZIP

618-458-7710 _____ 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

JOEL JANSON

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

5124 S FORK RD _____ PRAIRIE DU ROCHER _____ IL _____ 62277-1330
Street address (after sale) _____ City _____ State _____ ZIP

573-880-9421 _____ Phone extension _____ USA _____
Buyer's daytime phone _____ Country

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

Mail tax bill to:

JOEL JANSON _____ 5124 S FORK RD _____ PRAIRIE DU ROCHER _____ IL _____ 62277-1330
Name or company _____ Street address _____ City _____ State _____ ZIP

Preparer Information

USA _____
Country



Declaration ID: 20250106701380

Status: Assessor Review

Document No.: 436337

Recording Date: 2/3/2025

State/County Stamp: 1-845-064-112

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>1 _____ County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2</p> <p>2 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>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p>5 Comments _____</p>
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206718380
 Status: Assessor Review
 Document No.: 436583
 Recording Date: 2/28/2025

State/County Stamp: 1-744-815-536



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 LEVEE RD
 Street address of property (or 911 address, if available)

FULTS 62244-0000
 City or village ZIP

T5S R10W
 Township

2 Enter the total number of parcels to be transferred. 4

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

<u>17-05-300-001-000</u>	<u>96.27</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/27/2025
 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: _____

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

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
 year contract initiated : _____

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify): _____

s Homestead exemptions on most recent tax bill:

1 General/Alternative	<u> </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	<u> </u>	11 <u>850,000.00</u>
12a Amount of personal property included in the purchase	<u> </u>	12a <u>0.00</u>



Declaration ID: 20250206718380

Status: Assessor Review

Document No.: 436583

Recording Date: 2/28/2025

State/County Stamp: 1-744-815-536

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			850,000.00
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. This is the net consideration subject to transfer tax.	17			850,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,700.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			850.00
20 County tax stamps — multiply Line 18 by 0.25.	20			425.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			1,275.00

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

PART OF SURVEYS 320, 321, 322, 323, 324, AND 325; SAID SURVEYS 322, 323, 324 AND 325 ALSO BEING PART OF THE "HARDY TRACT" AS RECORDED IN SURVEY RECORD BOOK B, PAGE 34, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, ALL PARTS IN TOWNSHIP 5 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID "HARDY TRACT"; THENCE SOUTH 34° 19' 05" WEST, 2,108.59 FEET ALONG THE WEST LINE OF SAID "HARDY TRACT" ALSO BEING THE WEST LINE OF SAID SURVEY 325 TO AN IRON PIN IN THE CENTERLINE OF LEVEE ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 48° 32' 05" EAST 2,745.04 FEET ALONG THE CENTERLINE OF LEVEE ROAD TO AN IRON PIN SET IN THE EAST LINE OF SAID SURVEY 320; THENCE SOUTH 34° 25' 32" WEST 5,178.61 FEET ALONG SAID EAST LINE OF SURVEY 320 TO THE NORTHEASTERLY BANK OF THE MISSISSIPPI RIVER; THENCE IN A NORTHWESTERLY DIRECTION ALONG AND WITH THE MEANDER OF SAID NORTHEASTERLY BANK A DISTANCE OF 3,577 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SURVEY 325, ALSO BEING THE WEST LINE OF SAID HARDY TRACT; THENCE NORTH 34° 19' 05" EAST 4,015.73 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. AS SHOWN ON PLAT OF SURVEY RECORDED AUGUST 22, 2018 AS DOCUMENT NO. 397508 IN PLAT ENVELOPE 2-354B 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

JENNINGS MANAGEMENT & PROMOTIONS, LLC

Seller's or trustee's name

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

504 INDUSTRIAL RD
Street address (after sale)

MURRAY
City

KY
State

42071-2195
ZIP

270-293-7872

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

E & C LAND CO., LLP

Buyer's or trustee's name

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

450 PRYOR BLVD
Street address (after sale)

STURGIS
City

KY
State

42459-7996
ZIP

270-952-6078

Buyer's daytime phone

Phone extension

USA
Country



Declaration ID: 20250206718380

Status: Assessor Review

Document No.: 436583

Recording Date: 2/28/2025

State/County Stamp: 1-744-815-536

Under penalties of perjury, I 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:

E & C LAND CO., LLP	450 PRYOR BLVD	STURGIS	KY	42459-7996
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.")

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

To be completed by the Chief County Assessment Officer

<p>1 County Township Class Cook-Minor Code 1 Code 2</p> <p>2 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>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>5 Comments</p>
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Illinois Department of Revenue Use	Tab number
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Declaration ID: 20250206718380

Status: Assessor Review

Document No.: 436583

Recording Date: 2/28/2025

State/County Stamp: 1-744-815-536



Declaration ID: 20250206718380

Status: Assessor Review

Document No.: 436583

Recording Date: 2/28/2025

State/County Stamp: 1-744-815-536

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
17-06-400-002-000	30.40	Acres	No
17-07-200-001-000	67.36	Acres	No
17-08-100-001-000	41.99	Acres	No

Personal Property Table



Declaration ID: 20250206708190
 Status: Assessor Review
 Document No.: 436435
 Recording Date: 2/10/2025

State/County Stamp: 1-514-326-448



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 LEVEE RD
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000
 City or village ZIP

T1S R11W
 Township

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

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

<u>03-01-100-001-000</u>	<u>19</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/28/2025
 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 Yes X No Will the property be the buyer's principal residence?

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

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

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

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: _____
 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>600,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250206708190

Status: Assessor Review

Document No.: 436435

Recording Date: 2/10/2025

State/County Stamp: 1-514-326-448

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			600,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			600,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,200.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			600.00
20 County tax stamps — multiply Line 18 by 0.25.	20			300.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			900.00

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

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE WHICH LIES SOUTH OF INTERSTATE 255:

TAX LOT 3 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 11 WEST OF THE 3RD P.M. IN MONROE COUNTY, ILLINOIS, AS SHOWN BY PAGE 53 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS;

ALSO:

THE NORTHWEST FRACTIONAL QUARTER (1/4) OF SECTION 1 IN TOWNSHIP 1 SOUTH, RANGE 11 WEST OF THE 3RD P.M. IN MONROE COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

PART OF TAX LOT 3 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 11 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 53 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON PIN SET WHICH MARKS THE SOUTHEAST CORNER OF SAID TAX LOT 3; THENCE AN ASSUMED BEARING OF NORTH 76° 20' 00" WEST, ALONG THE SOUTH LINE OF SAID TAX LOT 3, A DISTANCE OF 1350.00 FEET TO AN IRON PIN SET; THENCE NORTH 18° 26' 25" EAST, A DISTANCE OF 1907.90 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT OF WAY LINE OF F.A.I. 255; THENCE SOUTH 69° 27' 12" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF F.A.I. 255, A DISTANCE OF 795.00 FEET TO AN IRON PIN SET WHICH MARKS THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF F.A.I. 255 WITH THE EAST LINE OF SAID TAX LOT 3; THENCE SOUTH 01° 07' 10" WEST, ALONG THE EAST LINE OF SAID TAX LOT 3, A DISTANCE OF 1850.24 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.

Seller Information

FOSTER LAND, LLC

Seller's or trustee's name

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

2596 BLUFFWOOD DR

Street address (after sale)

SAINT LOUIS

City

MO

State

63129-5506

ZIP

314-894-3805

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: 20250206708190

Status: Assessor Review

Document No.: 436435

Recording Date: 2/10/2025

State/County Stamp: 1-514-326-448

CONSOLIDATED GRAIN AND BARGE CO.

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
1127 HIGHWAY 190 EAST SERVICE RD	COVINGTON	LA	70433-4929	
Street address (after sale)	City	State	ZIP	
314-312-4500	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:

CONSOLIDATED GRAIN AND BARGE CO	1127 HIGHWAY 190 EAST SERVICE RD	COVINGTON	LA	70433-4929
Name of company	Street address	City	State	ZIP
		USA		
		Country		

Preparer Information

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

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

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

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

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? <input type="checkbox"/> Yes <input type="checkbox"/> No 5 Comments _____

Illinois Department of Revenue Use	Tab number
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Declaration ID: 20250206708190

Status: Assessor Review

Document No.: 436435

Recording Date: 2/10/2025

State/County Stamp: 1-514-326-448



Declaration ID: 20250206712131
 Status: Assessor Review
 Document No.: 436466
 Recording Date: 2/13/2025

State/County Stamp: 0-963-078-576



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1399 WALNUT RIDGE DRIVE
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000
 City or village ZIP

T1S R10W
 Township

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

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

<u>04-09-265-032-000</u>	<u>.83</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/13/2025
 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 type="checkbox"/> Land/lot only |
| b <input type="checkbox"/> | <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c <input type="checkbox"/> | <input type="checkbox"/> Mobile home residence |
| d <input type="checkbox"/> | <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____ |
| e <input type="checkbox"/> | <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____ |
| f <input type="checkbox"/> | <input type="checkbox"/> Office |
| g <input type="checkbox"/> | <input type="checkbox"/> Retail establishment |
| h <input type="checkbox"/> | <input type="checkbox"/> Commercial building (specify): |
| i <input type="checkbox"/> | <input type="checkbox"/> Industrial building |
| j <input type="checkbox"/> | <input type="checkbox"/> Farm |
| k <input type="checkbox"/> | <input type="checkbox"/> Other (specify): |

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11 <u>114,500.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206712131

Status: Assessor Review

Document No.: 436466

Recording Date: 2/13/2025

State/County Stamp: 0-963-078-576

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			114,500.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	<input checked="" type="checkbox"/>	k
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			114,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			229.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			114.50
20 County tax stamps — multiply Line 18 by 0.25.	20			57.25
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			171.75

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

LOT 32 OF "WALNUT RIDGE ESTATES - PHASE 1" FINAL PLAT, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER (A/K/A TAX LOT 2) AND PART OF TAX LOT 14 IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS RECORDED MARCH 24, 2021 AS DOCUMENT #415782

Step 4: Complete the requested information.

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

Seller Information

JARED HOLTON

Seller's or trustee's name

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

1014 BEDFORD LN
Street address (after sale)

BALLWIN
City

MO
State

63011-1505
ZIP

618-971-7919
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

BRADLEY C. ZIKES

Buyer's or trustee's name

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

11872 DOVERHILL CT
Street address (after sale)

SAINT LOUIS
City

MO
State

63128-1520
ZIP

314-608-0846
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:

BRADLEY C. ZIKES
Name or company

11872 DOVERHILL CT
Street address

SAINT LOUIS
City

MO
State

63128-1520
ZIP

Preparer Information

USA
Country



Declaration ID: 20250206712131

Status: Assessor Review

Document No.: 436466

Recording Date: 2/13/2025

State/County Stamp: 0-963-078-576

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	618-281-7474		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

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: 20250206712131

Status: Assessor Review

State/County Stamp: 0-963-078-576

Documnet No.: 436466

Recording Date: 2/13/2025

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
KATELYN HOLTON						

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
LINDA L. ZIKES						



Declaration ID: 20250206706208
 Status: Assessor Review
 Document No.: 436380
 Recording Date: 2/5/2025

State/County Stamp: 1-126-631-856



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1724 GHENT ROAD
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000
 City or village ZIP

T1S R10W
 Township

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

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

<u>04-09-301-006-000</u>	<u>.92</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/5/2025
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>5,000.00</u>
3 Senior Citizens Assessment Freeze	<u>17,121.00</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>165,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206706208

Status: Assessor Review

Document No.: 436380

Recording Date: 2/5/2025

State/County Stamp: 1-126-631-856

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			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	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	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. This is the total amount of transfer tax due	21			247.50

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

PART OF TAX LOT 17A (SOMETIMES KNOWN AS TAX LOT 11-A) IN SURVEY 556, CLAIM 498 IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD P.M. IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 106 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF MONROE COUNTY, ILLINOIS RECORDS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TAX LOT 14-B IN SAID SURVEY 556; THENCE SOUTH 61° 35' EAST ALONG THE NORTHERLY LINE OF SAID TAX LOT 14-B FOR A DISTANCE OF 201 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD STATE ROUTE #3; THENCE NORTH 36° WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 137 FEET TO A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 47° EAST 188.3 FEET TO A POINT; THENCE NORTH 42° WEST 143.8 FEET TO A POINT; THENCE SOUTH 47° WEST 206.6 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD STATE ROUTE #3; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 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

ROBERT H. SCHAEFER ESTATE

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

1 BRIARHILL LN _____ COLUMBIA _____ IL _____ 62236-1058
Street address (after sale) _____ City _____ State _____ ZIP _____

618-407-3154 _____ 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

BRADLEY R. & DEANNA L. ROESSLER

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

214 VELLA E LN _____ COLUMBIA _____ IL _____ 62236-4502
Street address (after sale) _____ City _____ State _____ ZIP _____

618-407-0549 _____ USA _____
Buyer's daytime phone _____ Phone extension _____ Country _____

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



Declaration ID: 20250206706208

Status: Assessor Review

Document No.: 436380

Recording Date: 2/5/2025

State/County Stamp: 1-126-631-856

Mail tax bill to:

BRADLEY R. & DEANNA L. ROESSLER, 214 VELLA E LN, COLUMBIA, IL 62236-4502

Preparer Information

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

Preparer and company name, Street address, Preparer's file number, Escrow number, City, State, ZIP, Preparer's email address, 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? 5 Comments. Illinois Department of Revenue Use, Tab number



Declaration ID: 20250206706208

Status: Assessor Review

Document No.: 436380

Recording Date: 2/5/2025

State/County Stamp: 1-126-631-856



Declaration ID: 20250206708577
 Status: Assessor Review
 Document No.: 436473
 Recording Date: 2/14/2025

State/County Stamp: 1-412-995-504



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1154 MARIEN DRIVE
 Street address of property (or 911 address, if available)
COLUMBIA 62236-0000
 City or village ZIP
T1S R10W
 Township

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

<u>04-09-433-057-000</u>	<u>.4</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/14/2025
 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>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>486,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206708577

Status: Assessor Review

Document No.: 436473

Recording Date: 2/14/2025

State/County Stamp: 1-412-995-504

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			486,000.00
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. This is the net consideration subject to transfer tax.	17			486,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			972.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			486.00
20 County tax stamps — multiply Line 18 by 0.25.	20			243.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			729.00

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

LOT 57 OF "FINAL PLAT VILLAGE OF WERNINGS PHASE ONE" PART OF FRACTIONAL SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE 2-252A AS DOCUMENT NO. 328223.

Step 4: Complete the requested information.

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

Seller Information

THE MATTHEW K. AND JACKIE L. STAPF TRUST

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

5 FAWN RUN _____ WATERLOO _____ IL _____ 62298-2100
 Street address (after sale) _____ City _____ State _____ ZIP _____

618-444-9910 _____
 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

AUSTIN W. & JULIE NIEMAN

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

1154 MARIEN DR _____ COLUMBIA _____ IL _____ 62236-2765
 Street address (after sale) _____ City _____ State _____ ZIP _____

314-775-3310 _____
 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:

AUSTIN W. & JULIE NIEMAN _____ 1154 MARIEN DR _____ COLUMBIA _____ IL _____ 62236-2765
 Name or company _____ Street address _____ City _____ State _____ ZIP _____

Preparer Information

USA _____
 Country _____



Declaration ID: 20250206708577

Status: Assessor Review

Document No.: 436473

Recording Date: 2/14/2025

State/County Stamp: 1-412-995-504

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	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No
Land _____ Buildings _____ Total _____	5 Comments
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206710414
 Status: Assessor Review
 Document No.: 436494
 Recording Date: 2/18/2025

State/County Stamp: 0-115-956-144



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 717 N METTER 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>04-16-265-012-000</u>	<u>.22</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/14/2025
 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>200,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250206710414

Status: Assessor Review

Document No.: 436494

Recording Date: 2/18/2025

State/County Stamp: 0-115-956-144

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			200,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	<input type="checkbox"/>	k <input type="checkbox"/> m <input type="checkbox"/>
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			200,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			400.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			200.00
20 County tax stamps — multiply Line 18 by 0.25.	20			100.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			300.00

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

LOT NUMBERED FOUR (4) OF THE SUBDIVISION OF LIZZIE RAUCH, BEING A SUBDIVISION OF TAX LOT NUMBER ONE HUNDRED TWO (102) OF OUTLOTS IN THE CITY OF COLUMBIA, COUNTY OF MONROE AND STATE OF ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY AND STATE OF ILLINOIS, IN PLAT BOOK "B" ON PAGE 76, NOW IN PLAT ENVELOPE 76-B.

Step 4: Complete the requested information.

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

Seller Information

RACHEL F. BUGIE

Seller's or trustee's name

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

956 FORBS DR

Street address (after sale)

WATERLOO

City

IL

State

62298-0137

ZIP

309-712-3315

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

KRISTOPHER M. KIRMESS

Buyer's or trustee's name

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

443 WERNINGS DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-0005

ZIP

847-778-3315

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:

KRISTOPHER M. KIRMESS

Name or company

443 WERNINGS DR

Street address

COLUMBIA

City

IL

State

62236-0005

ZIP

USA

Country

Preparer Information



Declaration ID: 20250206710414

Status: Assessor Review

Document No.: 436494

Recording Date: 2/18/2025

State/County Stamp: 0-115-956-144

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	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No
Land _____ Buildings _____ Total _____	5 Comments
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206710414

Status: Assessor Review

Documnet No.: 436494

Recording Date: 2/18/2025

State/County Stamp: 0-115-956-144

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
BRIA N. OZMENT	443 WERNINGS DR	COLUMBIA	IL	622360000	6183171939	USA



Declaration ID: 20250206717382
 Status: Assessor Review
 Document No.: 436552
 Recording Date: 2/25/2025

State/County Stamp: 1-163-756-976



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 360 COLUMBIA CENTRE 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>04-17-481-026-000</u>	<u>2837</u>	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/24/2025
 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"/> | <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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Retail establishment |
| h <input type="checkbox"/> | <input type="checkbox"/> Commercial building (specify): _____ |
| i <input type="checkbox"/> | <input type="checkbox"/> Industrial building |
| j <input type="checkbox"/> | <input type="checkbox"/> Farm |
| k <input type="checkbox"/> | <input type="checkbox"/> Other (specify): _____ |

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11 <u>2,300,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206717382

Status: Assessor Review

Document No.: 436552

Recording Date: 2/25/2025

State/County Stamp: 1-163-756-976

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	2,300,000.00		
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00		
15 Outstanding mortgage amount to which the transferred real property remains subject	15	0.00		
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	2,300,000.00		
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	4,600.00		
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	2,300.00		
20 County tax stamps — multiply Line 18 by 0.25.	20	1,150.00		
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21	3,450.00		

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

LOT 2 OF COLUMBIA CENTRE SUBDIVISION PLAT III, ACCORDING TO THE PLAT RECORDED IN PLAT ENVELOPE 2-3444A AS DOCUMENT NO. 390624 OF THE MONROE COUNTY RECORDER.

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

L'CHAIM, LLC
 Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____

3 PEBBLESTONE _____ IRVINE _____ CA _____ 92604-3271
 Street address (after sale) _____ City _____ State _____ ZIP _____

949-386-8410 _____
 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

HBL EPIC INVESTMENT, LLC
 Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____

3736 STATE ST UNIT 218 _____ SANTA BARBARA _____ CA _____ 93105-3197
 Street address (after sale) _____ City _____ State _____ ZIP _____

626-715-2166 _____
 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:

HBL EPIC INVESTMENT, LLC _____ 3736 STATE ST UNIT 218 _____ SANTA BARBARA _____ CA _____ 93105-3197
 Name or company _____ Street address _____ City _____ State _____ ZIP _____

USA _____
 Country _____

Preparer Information

LORI ALLISON - FIRST AMERICAN TITLE

NCS-1247078



Declaration ID: 20250206717382

Status: Assessor Review

Document No.: 436552

Recording Date: 2/25/2025

State/County Stamp: 1-163-756-976

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
901 VIA PIEMONTE STE 150	ONTARIO	CA	91764-6597
Street address	City	State	ZIP
loallison@firstam.com	909-510-6214		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: 20250206717382

Status: Assessor Review

Document No.: 436552

Recording Date: 2/25/2025

State/County Stamp: 1-163-756-976



PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential: sale price over \$1 million)

Step 1: Identify the property and sale information.

1 Enter the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)

360 COLUMBIA CENTRE DRIVE	COLUMBIA	T1S R10W
Street address of property (or 911 address, if available)	City or village	Township

2 Enter the parcel identifying number from Line 3a of Form PTAX-203.

Parcel Identifier: 04-17-481-026-000

3 Enter the total number of months the property was for sale on the market.

56 Months

4a Was the improvement occupied on the sale date? * A "No" response means that all improvements were totally unoccupied.

Yes No

If the answer is "No," enter the total number of months all improvements were unoccupied before the sale date. Go to Line 5.

4b Enter the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements.

100 %

4c Did the buyer occupy the property on the sale date? If the answer is "No," go to Line 5.

Yes No

4d Will the buyer continue to occupy part or all of the property after the sale?

Yes No

4e Enter the beginning and ending dates of the buyer's lease agreement. Lease dates: _____ to _____

4f Briefly describe any renewal options.

5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer

	Street address	City or village	Parcel identifying number
Property 1	_____	_____	_____
Property 2	_____	_____	_____

6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property?

If the answer is "Yes," list the personal property transferred.*

Yes No

7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?

Yes No

If the answer is "Yes," please explain how the financing affected the sale price

8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date?

Yes No

If the answer is "No," please explain.



Declaration ID: 20250206719389
 Status: Assessor Review
 Document No.: 436581
 Recording Date: 2/27/2025

State/County Stamp: 0-111-920-560



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 225 W JEFFERSON STREET
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000
 City or village ZIP

T1S R10W
 Township

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

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

<u>04-22-104-011-000</u>	<u>1.77</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/27/2025
 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>435,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206719389

Status: Assessor Review

State/County Stamp: 0-111-920-560

Document No.: 436581

Recording Date: 2/27/2025

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>435,000.00</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. This is the net consideration subject to transfer tax.	17			<u>435,000.00</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>870.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>435.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>217.50</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			<u>652.50</u>

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

THAT PART OF TAX LOT NINE (9) (WEST OUTLOTS) SURVEY 773 CLAIM 2053 IN T. 1 S., R. 10 W. OF THE 3RD P.M., IN MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID TAX LOT NINE (9) FOR A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERLY LINE OF SAID TAX LOT 9, FOR A DISTANCE OF APPROXIMATELY 65.53 FEET TO THE MOST WESTERLY CORNER OF SAID TAX LOT 9; THENCE IN AN NORTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF SAID TAX LOT 9, FOR A DISTANCE OF 52 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION PARALLEL WITH RAPP AVENUE FOR A DISTANCE OF APPROXIMATELY 65.53 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID TAX LOT 9; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHEASTERLY LINE OF SAID TAX LOT 9 FOR A DISTANCE OF 52 FEET TO THE POINT OF BEGINNING,

AND ALSO;

LOT NUMBERED TWENTY-FIVE (25) OF FRIERDICH PLACE, A SUBDIVISION OF PART OF U.S. SURVEY 773, AND RECORDED IN BOOK "B" OF PLATS IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, ON PAGES 84 AND 85, AND NOW IN PLAT ENVELOPE 77-B.

Step 4: Complete the requested information.

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

Seller Information

STEVEN FRIERDICH

Seller's or trustee's name

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

438 BURROUGHS RD

Street address (after sale)

COLUMBIA

City

IL

State

62236-1903

ZIP

618-972-5928

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

KYLE R. & CHELSEY C. HERMANN

Buyer's or trustee's name

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

225 W JEFFERSON ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-2446

ZIP

314-809-6225

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250206719389

Status: Assessor Review

Document No.: 436581

Recording Date: 2/27/2025

State/County Stamp: 0-111-920-560

Under penalties of perjury, I 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:

KYLE R. & CHELSEY C. HERMANN 225 W JEFFERSON ST COLUMBIA IL 62236-2446
Name or company Street address City State ZIP

USA
Country

Preparer Information

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

Preparer and company name 231 S MAIN ST Street address
Preparer's file number (if applicable) WATERLOO City
Escrow number (if applicable) IL 62298-1325 State ZIP

closings@monroecountytitle.com 618-939-8292 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

Under penalties of perjury, I 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 Tab number



Declaration ID: 20250206719389

Status: Assessor Review

Document No.: 436581

Recording Date: 2/27/2025

State/County Stamp: 0-111-920-560



Declaration ID: 20250206719389

Status: Assessor Review

State/County Stamp: 0-111-920-560

Documnet No.: 436581

Recording Date: 2/27/2025

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
NAUREEN FRIERDICH	2631 COLUMBIA LAKES DR	COLUMBIA	IL	622360000	6189725928	USA

Additional Buyers Information



Declaration ID: 20250106702228
 Status: Assessor Review
 Document No.: 436375
 Recording Date: 2/5/2025

State/County Stamp: 0-321-128-880



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 405 W MILTON 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>04-22-133-003-000</u>	<u>.38</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/3/2025
 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	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>250,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250106702228

Status: Assessor Review

State/County Stamp: 0-321-128-880

Document No.: 436375

Recording Date: 2/5/2025

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>250,000.00</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. This is the net consideration subject to transfer tax.	17		<u>250,000.00</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>500.00</u>	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		<u>250.00</u>	
20	County tax stamps — multiply Line 18 by 0.25.	20		<u>125.00</u>	
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		<u>375.00</u>	

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

LOT NUMBER THREE (3) OF "KLEIN'S SUBDIVISION", BEING PART OF U.S. SURVEY 773, CLAIM 2053, T. 1 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS. SITUATED IN THE CITY OF COLUMBIA, COUNTY OF MONROE AND STATE OF ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN PLAT ENVELOPE 84-B.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF COLUMBIA IN WARRANTY DEED RECORDED DECEMBER 2, 2010, AS DOCUMENT #345297 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

PART OF A TRACT OF LAND CONVEYED TO COLIN S. STRAUB BY WARRANTY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AS DOCUMENT NO. 327964 BEING PART OF LOT 3 OF "KLEIN'S SUBDIVISION", BEING PART OF U.S. SURVEY 773, CLAIM 2053, T. 1 S., R. 10 W., OF THE 3RD P.M., REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 84-B, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID STRAUB TRACT; THENCE AT AN ASSUMED BEARING OF SOUTH 88° 46' 17" WEST, ALONG THE SOUTH LINE OF SAID STRAUB TRACT, A DISTANCE OF 10.00 FEET; THENCE NORTH 42° 53' 02" EAST, A DISTANCE OF 13.92 FEET TO A POINT WHICH LIES ON THE EAST LINE OF SAID STRAUB TRACT; THENCE SOUTH 03° 00' 13" EAST, ALONG THE EAST LINE OF SAID STRAUB TRACT, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

Step 4: Complete the requested information.

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

Seller Information

JPR RENTALS, LLC

Seller's or trustee's name

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

210 STANHOPE LN

Street address (after sale)

COLUMBIA

City

IL

State

62236-3420

ZIP

618-792-8501

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

PETER & AMY MCGUIRE KARNOWSKI

Buyer's or trustee's name

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

405 W MILTON ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-2413

ZIP



Declaration ID: 20250106702228

Status: Assessor Review

Document No.: 436375

Recording Date: 2/5/2025

State/County Stamp: 0-321-128-880

000-000-0000

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

PETER & AMY MCGUIRE

Name of company

405 W MILTON ST

Street address

COLUMBIA

City

IL

State

62236-2413

ZIP

USA

Country

Preparer Information

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

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

231 S MAIN ST

Street address

WATERLOO

City

IL

State

62298-1325

ZIP

closings@monroecountytitle.com

Preparer's email address (if available)

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer. Includes fields for County, Township, Class, Cook-Minor, Code 1, Code 2, Board of Review's final assessed value, Year prior to sale, Does the sale involve a mobile home assessed as real estate?, and Comments. Includes a table for Land, Buildings, and Total.

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250106702228

Status: Assessor Review

Document No.: 436375

Recording Date: 2/5/2025

State/County Stamp: 0-321-128-880



Declaration ID: 20250206706224
 Status: Assessor Review
 Document No.: 436415
 Recording Date: 2/7/2025

State/County Stamp: 0-842-025-392



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 B ROAD

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

COLUMBIA 62236-0000
 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

06-01-400-005-000	99.6	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/6/2025
 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 <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: _____

<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	11 300,000.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20250206706224

Status: Assessor Review

Document No.: 436415

Recording Date: 2/7/2025

State/County Stamp: 0-842-025-392

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			300,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			300,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			600.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			300.00
20 County tax stamps — multiply Line 18 by 0.25.	20			150.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			450.00

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

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING:

TAX LOTS 8 AND 9 OF SECTION 1 OF TOWNSHIP 2 SOUTH, RANGE 11 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 56 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" OF MONROE COUNTY, ILLINOIS RECORDS.

EXCEPTING THEREFROM, 1.37 ACRES CONVEYED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES AS SHOWN BY DEED OF RECORD IN DEED RECORD 91 PAGE 5 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

FURTHER EXCEPTING THEREFROM, 5 ACRES CONVEYED TO DENNIS W. FRANKE AS SHOWN BY INSTRUMENT OF RECORD IN DEED RECORD 128 PAGE 192, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF A PUBLIC ROAD, KNOWN AS "B" ROAD, WITH THE NORTH LINE OF TAX LOT 9, SECTION 1 OF TOWNSHIP 2 SOUTH, RANGE 11 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS AS SHOWN ON PAGE 56 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF MONROE COUNTY, ILLINOIS RECORDS; THENCE WEST 107 FEET ALONG THE SAID NORTH LINE OF TAX LOT 9 TO A POINT; THENCE SOUTH 2 DEGREES 07 MINUTES EAST 651 FEET TO A POINT; THENCE EAST 538 FEET ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF TAX LOT 9 TO A POINT IN THE CENTER OF SAID PUBLIC ROAD, KNOWN AS "B" ROAD; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID PUBLIC ROAD, A DISTANCE OF 791 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING 5 ACRES, MORE OR LESS, AND BEING PART OF TAX LOT 9 OF SECTION 1 OF TOWNSHIP 2 SOUTH, RANGE 11 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

BETTY ANN C. MARZANO

Seller's or trustee's name

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

104 LINKS COURSE LN

Street address (after sale)

ADVANCE

City

NC

State

27006-7479

ZIP

678-772-8968

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

KEVIN STUMPF

Buyer's or trustee's name

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

7883 NEVOIS LN

Street address (after sale)

EAST CARONDELET

City

IL

State

62240-1535

ZIP



Declaration ID: 20250206706224

Status: Assessor Review

Document No.: 436415

Recording Date: 2/7/2025

State/County Stamp: 0-842-025-392

618-520-9036

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

KEVIN STUMPF

Name or company

7883 NEVOIS LN

Street address

EAST CARONDELET

City

IL

State

62240-1535

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



Declaration ID: 20250206706224

Status: Assessor Review

Document No.: 436415

Recording Date: 2/7/2025

State/County Stamp: 0-842-025-392



Declaration ID: 20250206706224

Status: Assessor Review

State/County Stamp: 0-842-025-392

Documnet No.: 436415

Recording Date: 2/7/2025

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
CRISTINA L. STUMPF	5275 B RD	VALMEYER	IL	622950000	6187925976	USA

Additional Buyers Information



Declaration ID: 20250206712233
 Status: Assessor Review
 Document No.: 436510
 Recording Date: 2/20/2025

State/County Stamp: 0-119-191-984



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 111 E HALIFAX DRIVE

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

WATERLOO 62298-0000
 City or village ZIP

T2S R10W
 Township

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

<u>07-12-165-005-000</u>	<u>1.88</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/13/2025
 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>BUILDING</u> |
| i <input type="checkbox"/> | <input type="checkbox"/> Industrial building |
| j <input type="checkbox"/> | <input type="checkbox"/> Farm |
| k <input type="checkbox"/> | <input type="checkbox"/> Other (specify): |

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11 <u>71,500.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206712233

Status: Assessor Review

Document No.: 436510

Recording Date: 2/20/2025

State/County Stamp: 0-119-191-984

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			71,500.00
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. This is the net consideration subject to transfer tax.	17			71,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			143.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			71.50
20 County tax stamps — multiply Line 18 by 0.25.	20			35.75
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			107.25

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

LOT NO. 5 OF NORTH WINDS PHASE I; BEING A SUBDIVISION OF PART OF TAX LOTS 2 AND 3 OF U.S. SURVEY 784, CLAIM 229, TOWNSHIP 2 SOUTH, RANGE 10 WEST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, RECORDED MAY 18, 2005, IN PLAT ENVELOPE 2-199B AS DOCUMENT NO. 297219, AND AMENDED BY THE AFFIDAVIT OF CORRECTION DATED JUNE 24, 2005, REGARDING NORTH WINDS PHASE I FINAL PLAT AND RECORDED JUNE 30, 2005, AS DOCUMENT NO. 298484, IN PLAT ENVELOPE 2-201B, AS DOCUMENT NO. 298485, 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

SIMMONS BANK

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

10401 CLAYTON RD _____ FRONTENAC _____ MO _____ 63131-2909
Street address (after sale) _____ City _____ State _____ ZIP _____

618-660-8759 _____ 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

HALIFAX PROPERTY LLC

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

1727 ONTARIO DR _____ WATERLOO _____ IL _____ 62298-5597
Street address (after sale) _____ City _____ State _____ ZIP _____

618-558-9982 _____ 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: 20250206712233

Status: Assessor Review

Document No.: 436510

Recording Date: 2/20/2025

State/County Stamp: 0-119-191-984

HALIFAX PROPERTY LLC	1727 ONTARIO DR	WATERLOO	IL	62298-5597
Name or company	Street address	City	State	ZIP

USA
Country

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC		1224-3021
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	
<p>1 _____ County Township Class Cook-Minor Code 1 Code 2</p> <p>2 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>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206712233

Status: Assessor Review

Document No.: 436510

Recording Date: 2/20/2025

State/County Stamp: 0-119-191-984



Declaration ID: 20250206717191
 Status: Assessor Review
 Document No.: 436545
 Recording Date: 2/24/2025

State/County Stamp: 0-074-220-976



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1609 ONTARIO DRIVE
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000
 City or village ZIP

T2S R10W
 Township

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

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

<u>07-12-401-067-000</u>	<u>152.42 x</u>	<u>Dimensions</u>	<u>No</u>
Primary PIN	<u>128.22</u> or <u>acres</u>	Unit	Split Parcel

4 Date of instrument: 2/21/2025
 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 11 499,000.00



Declaration ID: 20250206717191

Status: Assessor Review

Document No.: 436545

Recording Date: 2/24/2025

State/County Stamp: 0-074-220-976

12a	Amount of personal property included in the purchase	12a	0.00
12b	Was the value of a mobile home included on Line 12a?	12b	Yes <u> </u> No <u> X </u>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	499,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <u> </u> k <u> </u> m <u> </u>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	499,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	998.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	499.00
20	County tax stamps — multiply Line 18 by 0.25.	20	249.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	748.50

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

LOT 67 OF "NORTH WINDS PHASE 1"; BEING A SUBDIVISION OF PART OF TAX LOTS 2 AND 3 OF U.S. SURVEY 784, CLAIM 229 TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS RECORDED MAY 18, 2005 IN PLAT ENVELOPE 2-199B AS DOCUMENT NO. 297219, AND AMENDED BY AFFIDAVIT OF CORRECTION DATED JUNE 24, 2005 REGARDING NORTH WINDS PHASE 1 FINAL PLAT AND RECORDED JUNE 30, 2005 AS DOCUMENT NO. 298484 IN PLAT ENVELOPE 2-201B AS DOCUMENT NO. 298485, OFFICE OF THE RECORDER, MONROE COUNTY, ILLINOIS.

EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS.

Step 4: Complete the requested information.

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

Seller Information

JOHNATHAN LUECKING

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

1609 ONTARIO DR _____ WATERLOO _____ IL _____ 62298-5594
Street address (after sale) _____ City _____ State _____ ZIP _____

618-420-0935 _____ 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 RAY

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

1609 ONTARIO DR _____ WATERLOO _____ IL _____ 62298-5594
Street address (after sale) _____ City _____ State _____ ZIP _____

618-779-8499 _____ 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: 20250206717191

Status: Assessor Review

Document No.: 436545

Recording Date: 2/24/2025

State/County Stamp: 0-074-220-976

MICHAEL RAY	1609 ONTARIO DR	WATERLOO	IL	62298-5594
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	618-281-8484	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>1 _____ County Township Class Cook-Minor Code 1 Code 2</p> <p>2 Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____ Buildings _____ Total _____</p>	<p>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206717191

Status: Assessor Review

Document No.: 436545

Recording Date: 2/24/2025

State/County Stamp: 0-074-220-976



Declaration ID: 20250206717191

Status: Assessor Review

State/County Stamp: 0-074-220-976

Documnet No.: 436545

Recording Date: 2/24/2025

Additional Sellers Information

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

Additional Buyers Information

<u>Buyer's name</u>	<u>Buyer's address (after sale)</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>	<u>Buyer's phone</u>	<u>Country</u>
PEGGY RAY						



Declaration ID: 20250206708722
 Status: Assessor Review
 Document No.: 436482
 Recording Date: 2/14/2025

State/County Stamp: 1-929-386-416



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 319 N 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>07-25-202-017-000</u>	<u>.19</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/14/2025
 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	5,000.00
3 Senior Citizens Assessment Freeze	5,349.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	<u>120,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250206708722

Status: Assessor Review

Document No.: 436482

Recording Date: 2/14/2025

State/County Stamp: 1-929-386-416

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			120,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			120,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			240.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			120.00
20 County tax stamps — multiply Line 18 by 0.25.	20			60.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			180.00

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

LOT NO. TWENTY-THREE (23) AND FIFTEEN (15) FEET OFF OF THE EAST SIDE OF LOT NO. TWENTY-TWO (22) IN A.J. KOENIGSMARK ADDITION TO THE CITY OF WATERLOO, AS SHOWN ON PAGE 71 IN PLAT BOOK "B" IN 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

DEBORAH M. RUSSELL
 Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____

103 DEBRA LN APT 41
 Street address (after sale) _____ WATERLOO IL 62298-1492
 City State ZIP

217-649-7943
 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

MIKAYLA R. MEYER
 Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____

319 N CHURCH ST
 Street address (after sale) _____ WATERLOO IL 62298-1103
 City State ZIP

618-340-8335
 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:

MIKAYLA R. MEYER 319 N CHURCH ST WATERLOO IL 62298-1103
 Name or company Street address City State ZIP

Preparer Information

USA
 Country



Declaration ID: 20250206708722

Status: Assessor Review

Document No.: 436482

Recording Date: 2/14/2025

State/County Stamp: 1-929-386-416

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>1 _____ County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____</p> <p>2 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>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p>5 Comments _____</p>
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206713605
 Status: Assessor Review
 Document No.: 436519
 Recording Date: 2/20/2025

State/County Stamp: 0-232-094-128



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 702 PARK STREET
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000
 City or village ZIP

T2S R10W
 Township

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

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

<u>07-25-302-007-000</u>	<u>.17</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/18/2025
 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>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>92,500.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206713605

Status: Assessor Review

Document No.: 436519

Recording Date: 2/20/2025

State/County Stamp: 0-232-094-128

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			92,500.00
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. This is the net consideration subject to transfer tax.	17			92,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			185.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			92.50
20 County tax stamps — multiply Line 18 by 0.25.	20			46.25
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			138.75

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

LOT NUMBERED FIVE (5) OF SUNSET ACRES, A SUBDIVISION, BEING A PART OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 25, T. 2 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS SHOWN PER PLAT RECORDED IN PLAT BOOK "B" ON PAGE 140, NOW IN PLAT ENVELOPE 90-A, IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

MERLE WISCHMEIER

Seller's or trustee's name

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

2050 COLUMBIA QUARRY RD

Street address (after sale)

COLUMBIA

City

IL

State

62236-2060

ZIP

618-972-6416

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

GAVIN LEO SPYTEK

Buyer's or trustee's name

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

702 PARK ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1813

ZIP

618-340-6081

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:

GAVIN LEO SPYTEK

Name or company

702 PARK ST

Street address

WATERLOO

City

IL

State

62298-1813

ZIP

USA

Country

Preparer Information



Declaration ID: 20250206713605

Status: Assessor Review

Document No.: 436519

Recording Date: 2/20/2025

State/County Stamp: 0-232-094-128

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	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No
Land _____ Buildings _____ Total _____	5 Comments
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206713739
 Status: Assessor Review
 Document No.: 436522
 Recording Date: 2/20/2025

State/County Stamp: 1-734-015-408



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 306 WALNUT STREET
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000
 City or village ZIP

T2S R10W
 Township

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

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

<u>07-25-404-008-000</u>	<u>.18</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/19/2025
 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 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		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 _____ Homestead exemptions on most recent tax bill:

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11 <u>145,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206713739

Status: Assessor Review

Document No.: 436522

Recording Date: 2/20/2025

State/County Stamp: 1-734-015-408

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			145,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			145,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			290.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			145.00
20 County tax stamps — multiply Line 18 by 0.25.	20			72.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			217.50

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

LOT NO. 16 IN BLOCK NO. TEN (10) OF ROSE AND O'MELVENY'S ADDITION TO THE TOWN, NOW CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT OF RECORD IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN DEED RECORD "S" ON PAGE 1, AND NOW IN PLAT ENVELOPE 2-347B IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

ACC INVESTMENTS, LLC

Seller's or trustee's name

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

PO BOX 887

Street address (after sale)

COLUMBIA

City

IL

State

62236-0887

ZIP

618-406-2818

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

MJH RENTAL AND STORAGE LLC

Buyer's or trustee's name

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

4185 HANOVER RD

Street address (after sale)

COLUMBIA

City

IL

State

62236-4611

ZIP

618-381-5605

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:

MJH RENTAL AND STORAGE LLC

Name or company

4185 HANOVER RD

Street address

COLUMBIA

City

IL

State

62236-4611

ZIP

USA

Country

Preparer Information



Declaration ID: 20250206713739

Status: Assessor Review

Document No.: 436522

Recording Date: 2/20/2025

State/County Stamp: 1-734-015-408

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>1 _____ County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2</p> <p>2 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>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p>5 Comments _____</p>
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250206708589
 Status: Assessor Review
 Document No.: 436475
 Recording Date: 2/14/2025

State/County Stamp: 0-172-136-880



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 5 FAWN RUN

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

WATERLOO 62298-0000
 City or village ZIP

T2S R10W
 Township

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

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

<u>07-35-333-006-000</u>	<u>2.51</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/14/2025
 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>539,900.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250206708589

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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			539,900.00
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	<input type="checkbox"/>	k
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			539,900.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,080.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			540.00
20 County tax stamps — multiply Line 18 by 0.25.	20			270.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			810.00

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

LOT NO. SIX (6) OF WEST LAKE ESTATES, PHASE 2, A SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT ENVELOPE 156-C IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

EXCEPT ALL MINERAL RIGHTS.

Step 4: Complete the requested information.

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Seller Information

RAYMOND G. & ANNETTE M. FAUSZ

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

4862 OAK TREE PL _____ FULTS _____ IL _____ 62244-2244
Street address (after sale) _____ City _____ State _____ ZIP _____

618-830-0910 _____ USA _____
Seller's daytime phone _____ Phone extension _____ Country _____

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

Buyer Information

MATTHEW K. & JACKIE L. STAFF

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

5 FAWN RUN _____ WATERLOO _____ IL _____ 62298-2100
Street address (after sale) _____ City _____ State _____ ZIP _____

618-444-9910 _____ USA _____
Buyer's daytime phone _____ Phone extension _____ Country _____

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

Mail tax bill to:

MATTHEW K. & JACKIE L. STAFF _____ 5 FAWN RUN _____ WATERLOO _____ IL _____ 62298-2100
Name or company _____ Street address _____ City _____ State _____ ZIP _____

Preparer Information

USA _____
Country _____



Declaration ID: 20250206708589

Status: Assessor Review

Document No.: 436475

Recording Date: 2/14/2025

State/County Stamp: 0-172-136-880

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
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