



Declaration ID: 20250806752631  
 Status: Assessor Review  
 Document No.: 438757  
 Recording Date: 8/7/2025

State/County Stamp: 1-129-693-808



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 414 LEE DRIVE  
 Street address of property (or 911 address, if available)

VALMEYER 62295-0000  
 City or village ZIP

T3S R11W  
 Township

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

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

<u>09-02-249-012-000</u>	<u>.15</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/6/2025  
 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>55,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



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12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			55,000.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			55,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			110.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			55.00
20 County tax stamps — multiply Line 18 by 0.25.	20			27.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			82.50

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

LOT 12 OF THE NEW VALMEYER - PHASE 1 AS SHOWN ON PLAT RECORDED AUGUST 3, 1994 AS DOCUMENT NO. 194189 IN PLAT ENVELOPE 2-10B IN THE RECORDER'S OFFICE 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**

WENDY D. MAAG

Seller's or trustee's name

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

607 S MARKET ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1731

ZIP

618-791-2452

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

JOHN H. NOBBE

Buyer's or trustee's name

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

966 S LIBRARY ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1484

ZIP

618-560-8772

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:**

JOHN H. NOBBE

Name or company

966 S LIBRARY ST

Street address

WATERLOO

City

IL

State

62298-1484

ZIP

USA

Country

**Preparer Information**

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



Declaration ID: 20250806752631

Status: Assessor Review

Document No.: 438757

Recording Date: 8/7/2025

State/County Stamp: 1-129-693-808

TITLE CO.

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

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

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

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



Declaration ID: 20250806769975  
 Status: Assessor Review  
 Document No.: 439040  
 Recording Date: 8/27/2025

State/County Stamp: 0-831-957-616



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

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

1 500 SCHOOL STREET

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

VALMEYER 62295-0000  
 City or village ZIP

T3S R11W  
 Township

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

09-10-102-014-000	.2	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/27/2025  
 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  Land/lot only
- b   Residence (single-family, condominium, townhome, or duplex)
- c  Mobile home residence
- d  Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e  Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f  Office
- g  Retail establishment
- h  Commercial building (specify): \_\_\_\_\_
- i  Industrial building
- j  Farm
- k  Other (specify): \_\_\_\_\_

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	6,000.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	15,583.00

**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	67,500.00
12a Amount of personal property included in the purchase	12a	0.00



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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			67,500.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			67,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			135.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			67.50
20 County tax stamps — multiply Line 18 by 0.25.	20			33.75
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			101.25

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

LOT NO. SEVEN (7) IN BLOCK NO. TWO (2) OF THE JOSEPH F. MEYER'S SECOND ADDITION TO THE VILLAGE OF VALMEYER, ACCORDING TO A PLAT RECORDED IN PLAT BOOK "A" ON PAGE 129, NOW IN PLAT ENVELOPE 29-B, IN THE OFFICE OF THE CIRCUIT CLERK OF MONROE COUNTY AND STATE OF ILLINOIS.

HOWEVER, EXCEPTING, THAT PART HERETOFORE SOLD BY WILLIAM STEINSIECK AND WIFE TO THE PEOPLE OF THE STATE OF ILLINOIS, BY DEED DATED SEPTEMBER 15, 1927, AND DULY RECORDED IN DEED BOOK 48 ON PAGE 424 IN THE RECORDER'S OFFICE OF MONROE COUNTY AND STATE OF ILLINOIS, AND TO WHICH REFERENCE IS HEREBY MADE.

**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 MOHR

Seller's or trustee's name

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

623 HAMACHER ST  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1786  
ZIP

618-340-2388  
Seller's daytime phone

Phone extension

USA  
Country

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

**Buyer Information**

JAMES MATHENIA

Buyer's or trustee's name

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

140 STERRITT RUN  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-5508  
ZIP

618-977-7646  
Buyer's daytime phone

Phone extension

USA  
Country

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

**Mail tax bill to:**

JAMES MATHENIA  
Name or company

140 STERRITT RUN  
Street address

WATERLOO  
City

IL  
State

62298-5508  
ZIP



Declaration ID: 20250806769975

Status: Assessor Review

Document No.: 439040

Recording Date: 8/27/2025

State/County Stamp: 0-831-957-616

Preparer Information

USA
Country

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

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

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

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

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

Illinois Department of Revenue Use Tab number



Declaration ID: 20250706748944  
 Status: Assessor Review  
 Document No.: 438694  
 Recording Date: 8/1/2025

State/County Stamp: 2-080-963-696



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 MAEYSTOWN RD  
 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

10-02-100-005-000	.86	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/1/2025  
 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: \_\_\_\_\_  
 \_\_\_\_\_ 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 40,000.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20250706748944

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Recording Date: 8/1/2025

State/County Stamp: 2-080-963-696

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			40,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			40,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			80.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			40.00
20	County tax stamps — multiply Line 18 by 0.25.	20			20.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			60.00

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

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF A HIGHWAY KNOWN AS FEDERAL AID SECONDARY ROUTE 855 WITH THE SOUTHWESTERLY LINE OF TAX LOT 2 OF SECTION 2 OF T. 3 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE S. 71 DEGREES 45' E. 300 FEET ALONG THE SAID SOUTHWESTERLY LINE OF TAX LOT 2 TO A POINT; THENCE N. 43 DEGREES 30' E. 100 FEET TO A POST; THENCE N. 47 DEGREES 30' W. 225 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE SOUTHWESTERLY 225 FEET ALONG THE SAID RIGHT OF WAY LINE TO THE PLACE OF BEGINNING, AND BEING PART OF TAX LOT 2 OF SECTION 2 OF T. 3 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 40 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" 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**

NATHAN J. JOHNSON

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

5528 N RONNIE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2800  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-980-8212 \_\_\_\_\_ 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**

HS VERTRAUEN LLC

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

405 BELLEFONTAINE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1512  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-719-6441 \_\_\_\_\_ 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:**

HS VERTRAUEN LLC \_\_\_\_\_ 405 BELLEFONTAINE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1512  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20250706748944

Status: Assessor Review

Document No.: 438694

Recording Date: 8/1/2025

State/County Stamp: 2-080-963-696

Preparer Information

USA
Country

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

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

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

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

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

Illinois Department of Revenue Use Tab number



Declaration ID: 20250806766367  
 Status: Assessor Review  
 Document No.: 439002  
 Recording Date: 8/25/2025

State/County Stamp: 1-554-303-600



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 5265 KASKASKIA 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>10-13-401-020-000</u>	<u>.4</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/22/2025  
 Date

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

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

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

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

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

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

- 10 Identify only the items that apply to this sale.
- a    Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b    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>206,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20250806766367

Status: Assessor Review

Document No.: 439002

Recording Date: 8/25/2025

State/County Stamp: 1-554-303-600

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

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

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

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

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



Declaration ID: 20250706742410  
 Status: Assessor Review  
 Document No.: 438700  
 Recording Date: 8/1/2025

State/County Stamp: 1-519-583-856



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 6405 S RONNIE DRIVE  
 Street address of property (or 911 address, if available)  
WATERLOO 62298-0000  
 City or village ZIP  
T3S R9W  
 Township

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

<u>11-05-201-024-000</u>	<u>.19</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/31/2025  
 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>1,933.00</u>

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

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

11 Full actual consideration	11 <u>125,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250706742410

Status: Assessor Review

Document No.: 438700

Recording Date: 8/1/2025

State/County Stamp: 1-519-583-856

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			125,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			125,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			250.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			125.00
20 County tax stamps — multiply Line 18 by 0.25.	20			62.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			187.50

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

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE NORTH 379 FEET ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO A POINT ON THE NORTHERLY LINE OF A PRIVATE ROADWAY; THENCE NORTH 560 10' WEST 292 FEET ALONG THE SAID NORTHERLY LINE OF THE PRIVATE ROADWAY TO A POST; THENCE NORTH 720 WEST 378 FEET TO A POST; THENCE NORTH 650 20' WEST 80 FEET TO A POST FOR A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 650 20' WEST 60 FEET TO A POST; THENCE NORTH 210 30' EAST 125 FEET TO A POST; THENCE SOUTH 650 EAST 74 FEET TO A POST; THENCE SOUTH 270 40' WEST 125.3 FEET TO THE PLACE OF BEGINNING, BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 OF TOWNSHIP 3 SOUTH, RANGE 9 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**

LORENA BORING

Seller's or trustee's name

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

1251 WASHINGTON AVE  
Street address (after sale)

TYRONE  
City

PA  
State

16886-1408  
ZIP

314-930-9569

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**

CRAIG DICKEY

Buyer's or trustee's name

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

6405 S RONNIE DR  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-2801  
ZIP

618-612-6319

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: 20250706742410

Status: Assessor Review

Document No.: 438700

Recording Date: 8/1/2025

State/County Stamp: 1-519-583-856

CRAIG DICKEY	6405 S RONNIE DR	WATERLOO	IL	62298-2801
Name or company	Street address	City	State	ZIP

**Preparer Information**

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

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

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

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

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

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

<b>To be completed by the Chief County Assessment Officer</b>	
<p>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>

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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Declaration ID: 20250706741060  
 Status: Assessor Review  
 Document No.: 438693  
 Recording Date: 8/1/2025

State/County Stamp: 0-090-209-392



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 5904 CROWE FARM ROAD  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T3S R9W  
 Township

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

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

<u>11-09-400-006-000</u>	<u>19.73</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/31/2025  
 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 <u>1,360,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250706741060

Status: Assessor Review

State/County Stamp: 0-090-209-392

Document No.: 438693

Recording Date: 8/1/2025

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			1,360,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			1,360,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			2,720.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			1,360.00
20	County tax stamps — multiply Line 18 by 0.25.	20			680.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			2,040.00

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

A PART OF SECTION #9, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE OLD STONE MARKING THE SOUTHWEST CORNER OF TAX LOT #17, REFERENCING PAGE #15 OF THE "SURVEYOR'S OFFICIAL PLAT RECORD-A", A PART OF THE PUBLIC RECORD IN THE MONROE COUNTY RECORDER'S OFFICE; THENCE ON A BEARING ASSUMED FROM THE PLAT OF SURVEY ON RECORD IN THE SAID COUNTY RECORDER'S OFFICE AS DOCUMENT #2822234 IN ENVELOPE #2-170B, ALONG THE WEST LINE OF THE ABOVE-REFERENCED TAX LOT #17, NORTH 00 DEGREES, 22 MINUTES, 08 SECONDS EAST, A DISTANCE OF 679.99 FEET TO A CORNER FROM WHICH A #5 BAR SET TO WITNESS SAID CORNER BEARS NORTH 89 DEGREES, 45 MINUTES, 54 SECONDS EAST, DISTANT 35.00 FEET; THENCE NORTH 89 DEGREES, 45 MINUTES, 54 SECONDS EAST, A DISTANCE OF 1,330.35 FEET TO #5 BAR SET IN THE EAST LINE OF THE REFERENCED TAX LOT #17; THENCE SOUTH 00 DEGREES, 17 MINUTES, 43 SECONDS WEST, ALONG THE EAST LINE OF TAX LOT #17, A DISTANCE OF 545.46 FEET TO A #5 BAR SET MARKING THE NORTHEAST CORNER OF TAX LOT #11 OF THE SAME SECTION #9, AND ALSO SHOWN ON PAGE #15 OF THE "SURVEYOR'S OFFICIAL PLAT RECORD-A"; THENCE FOLLOWING THE BOUNDS OF THE SAID TAX LOT #11 FOR THE FOLLOWING COURSES AND DISTANCES, SOUTH 89 DEGREES, 39 MINUTES, 23 SECONDS WEST, A DISTANCE OF 330.00 FEET TO A #5 BAR AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES, 17 MINUTES, 43 SECONDS WEST, A DISTANCE OF 132.00 FEET TO A #5 BAR AT THE SOUTHWEST CORNER THEREOF; THENCE DEPARTING THE BOUNDS OF TAX LOT #11, ALONG THE SOUTH LINE OF TAX LOT #17, SOUTH 89 DEGREES, 39 MINUTES 23 SECONDS WEST, A DISTANCE OF 1,001.25 FEET AND THE POINT OF BEGINNING.

ALSO, A NON-EXCLUSIVE 70 FOOT ROADWAY AND UTILITY EASEMENT AS DESCRIBED IN EXHIBIT "B" ATTACHED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 282235 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND THE RIGHTS OF INGRESS AND EGRESS OVER THAT PROPERTY DESCRIBED INSTRUMENTS IN DEED RECORD BOOK 159 AT PAGE 372 AND DEED RECORD BOOK 84 AT PAGE 219.

EXCEPT THE COAL, OIL, GAS AND OTHER MINERAL TITLE, 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**

CHRISTOPHER J. & TRACY L. RUTZ

Seller's or trustee's name

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

4991 PETTY CREEK RD

Street address (after sale)

ALBERTON

City

MT

State

59820-9539

ZIP

618-806-6107

Seller's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20250706741060

Status: Assessor Review

Document No.: 438693

Recording Date: 8/1/2025

State/County Stamp: 0-090-209-392

Buyer Information

JOEHL LIVING TRUST

Buyer's or trustee's name

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

5904 CROWE FARM RD

Street address (after sale)

WATERLOO

City

IL

State

62298-3080

ZIP

314-922-8892

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:

JOEHL LIVING TRUST

Name or company

5904 CROWE FARM RD

Street address

WATERLOO

City

IL

State

62298-3080

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, Land, Buildings, Total, Year prior to sale, Does the sale involve a mobile home assessed as real estate?, and Comments. Also includes Illinois Department of Revenue Use and Tab number fields.



**Declaration ID:** 20250706741060

**Status:** Assessor Review

**Document No.:** 438693

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

**State/County Stamp:** 0-090-209-392

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IL 250 6066  
**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

Please read the instructions before completing this form.

This form can be completed electronically at tax.illinois.gov/retd.

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

**1 5826 Grandview Terr**

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

**Waterloo** **62298**  
 City or village Zip

**Waterloo**  
 Township

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

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

Property index number (PIN)	Lot size or acreage
a <u>11-17-117-021-000</u>	<u>2.890 acres</u>
b _____	_____
c _____	_____
d _____	_____

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

**4** Date of Instrument: 06 2025  
 Month Year

**5** Type of Instrument (Mark with an "X"):  
 Warranty deed  
 Quit Claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other \_\_\_\_\_

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

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

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

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

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

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

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

<b>11</b>	Full actual consideration	<b>11</b>	\$465,000.00
<b>12a</b>	Amount of personal property included in purchase	<b>12a</b>	\$0.00
<b>12b</b>	Was the value of a mobile home included on line 12a?	<b>12b</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>13</b>	Subtract Line 12a from Line 11. This is net consideration for real property.	<b>13</b>	\$465,000.00
<b>14</b>	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on line 11	<b>14</b>	\$0.00
<b>15</b>	Outstanding mortgage amount to which the transferred real property remains subject	<b>15</b>	\$0.00
<b>16</b>	If this transfer is exempt, use an "X" to identify the provision.	<b>16</b>	<input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
<b>17</b>	Subtract Lines 14 and 15 from line 13. <b>This is the net consideration subject to transfer tax.</b>	<b>17</b>	\$465,000.00
<b>18</b>	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	<b>18</b>	\$930.00
<b>19</b>	Illinois tax stamps - multiply line 18 by 0.50.	<b>19</b>	\$465.00
<b>20</b>	County tax stamps - multiply line 18 by 0.25	<b>20</b>	\$232.50
<b>21</b>	Add Lines 19 and 20. <b>This is the total amount of transfer tax due.</b>	<b>21</b>	\$697.50

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

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:



DocId:8032350

Tx:4025152

Monroe County, Illinois  
 Jonathan McLean, Recorder

**P-438922**

Recording Fee: 0.00

RHSP Fee:

Pages Recorded: 3

Date Recorded: 08/19/2025 09:17 AM

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**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.)**

Tony Peterson and Stacy Peterson and Kathryn Wicker

Seller's or trustee's name

3710 Cabernet Lane

Street address (after sale)

*For info: Stacy Peterson, Kathryn Wicker*

Seller's or agent's Signature

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

Edwardsville IL 62025

City State Zip

701-371-3751

Seller's daytime phone

**Buyer Information (Please print.)**

Dane Werner and Jess Werner

Buyer's or trustee's name

5826 Grandview Terr

Street address (after sale)

*Dane Werner*

Buyer's or agent's Signature

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

Waterloo IL 62298

City State Zip

(573) 521-9061

Buyer's daytime phone

**Mail tax bill to:**

Dane Werner and Jess Werner

Name or company

5826 Grandview Terr

Street address

Waterloo

City

IL

62298

State Zip

**Preparer Information (Please print.)**

Tina Grissom / Near North Title Group LLC

Preparer's and company's name

5440 N. Illinois Street

Street address

*Tina Grissom*

Preparer's signature

IL2506066

Preparer's file number (if applicable)

Fairview Heights IL 62208

City State ZIP

618-207-4929

Preparer's daytime phone

TGrissom@nntg.com

Preparer's e-mail address (if available)

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

- Extended legal description  Form PTAX-203-A  
 Itemized list of personal property  Form PTAX-203-B

**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

## EXHIBIT "A"

Lot No. 21 of Grand Terrace, being a subdivision of the NW 1/4 of Section 17, T3S, R9W of the 3rd P.M., Monroe County, Illinois; reference being had to the plat thereof recorded in Plat Envelope 160-B in the Recorder's Office of Monroe County, Illinois.

NOTE FOR INFORMATION:

PPN: 11-17-117-021

c/k/a: 5826 Grandview Terrace, Waterloo, IL 62298

Previous Deed Reference: Doc. No. 431567

Situated in Monroe County, Illinois

5826 Grandview Terr, Waterloo, IL 62298

Tax ID No.: 11-17-117-021-000



Declaration ID: 20250806756945  
 Status: Assessor Review  
 Document No.: 438858  
 Recording Date: 8/14/2025

State/County Stamp: 2-103-267-952



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

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

1 5143 SPORTSMAN ROAD

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

WATERLOO

62298-0000

City or village

ZIP

T3S R9W

Township

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

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

11-21-300-015-000

8.28

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 8/14/2025

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 11 625,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250806756945

Status: Assessor Review

Document No.: 438858

Recording Date: 8/14/2025

State/County Stamp: 2-103-267-952

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			625,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	<input type="checkbox"/>	k
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			625,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,250.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			625.00
20	County tax stamps — multiply Line 18 by 0.25.	20			312.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			937.50

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A RAILROAD SPIKE FOUND MARKING THE NORTHWEST COMER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE SOUTH 00 DEGREES 07' 30" WEST, AN ASSUMED BEARING ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 1, A DISTANCE OF 233.70 FEET TO THE SOUTHWEST COMER OF A PARCEL PREVIOUSLY CONVEYED TO KEVIN C. MAXFIELD AND CAROLYN S. MAXFIELD AS IS RECORDED IN DEED BOOK 167 AT PAGE 236 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE NORTH 89 DEGREES 57' 10" EAST, A DISTANCE OF 376.00 FEET TO THE SOUTHEAST COMER OF THE SAID MAXFIELD PARCEL; THENCE NORTH 00 DEGREES 07' 30" EAST, A DISTANCE OF 233.70 FEET TO THE NORTHEAST COMER OF THE SAID MAXFIELD PARCEL; THENCE NORTH 89 DEGREES 57' 10" EAST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07' 30" WEST A DISTANCE OF 233.70 FEET TO A POINT; THENCE NORTH 89 DEGREES 57' 10" EAST, A DISTANCE OF 208.70 FEET TO A POINT; THENCE SOUTH 13 DEGREES 12' 17" EAST, A DISTANCE OF 379.88 FEET TO A POINT; THENCE SOUTH 42 DEGREES 08' 35" WEST, A DISTANCE OF 393.08 FEET TO THE MOST EASTERLY COMER OF TAX LOT 11-C AS SHOWN IN SURVEYOR'S OFFICIAL PLAT RECORD "N", IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTH 44 DEGREES 54' 22" WEST, A DISTANCE OF 78.08 FEET TO THE MOST SOUTHERLY COMER OF SAID TAX LOT 1 THENCE NORTH 45 DEGREES 16' 28" WEST, A DISTANCE OF 525.50 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 00 DEGREES 07' 30" EAST A DISTANCE OF 346.30 FEET TO THE POINT OF BEGINNING.

INCLUDING AN EASEMENT FOR INGRESS AND EGRESS ACROSS, OVER AND ALONG CERTAIN LANDS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A RAILROAD SPIKE FOUND MARKING THE NORTHWEST COMER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 99 DEGREES 57' 10" EAST, AN ASSUMED BEARING ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 579.70 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTH 89 DEGREES 57' 10" EAST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07' 30" WEST, A DISTANCE OF 233.70 FEET TO A POINT; THENCE SOUTH 89 DEGREES 57' 10" WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 07' 30" EAST, A DISTANCE OF 233.70 FEET TO THE POINT OF BEGINNING.

AND

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A RAILROAD SPIKE FOUND MARKING THE NORTHWEST COMER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 89 DEGREES 57' 10", EAST, AN ASSUMED BEARING ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 604.70 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTH 89 DEGREES 57' 10" EAST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07' 30" WEST, A DISTANCE OF 230.95 FEET TO A POINT; THENCE SOUTH 83 DEGREES 27' 37" WEST, A DISTANCE OF 25.17 FEET TO A POINT; THENCE NORTH 00 DEGREES 07' 30" EAST, A DISTANCE OF 233.70 FEET TO THE POINT OF BEGINNING.



Declaration ID: 20250806756945

Status: Assessor Review

Document No.: 438858

Recording Date: 8/14/2025

State/County Stamp: 2-103-267-952

AND

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A RAILROAD SPIKE FOUND MARKING THE NORTHWEST COMER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 89 DEGREES 57' 10" EAST, AN ASSUMED BEARING ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 629.70 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07' 30" WEST A DISTANCE OF 230.85 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE SOUTH 13 DEGREES 12' 17" EAST A DISTANCE OF 410.56 FEET TO A POINT; THENCE NORTH 49 DEGREES 5' 1' 04" WEST, A DISTANCE OF 41.88 FEET TO A POINT; THENCE NORTH 13 DEGREES 12' 17" WEST, A DISTANCE OF 379.88 FEET TO A POINT; THENCE NORTH 83 DEGREES 27' 37" EAST A DISTANCE OF 25.17 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

THOMAS M HEINTZ

Seller's or trustee's name

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

12832 SHERWOOD LN
Street address (after sale)

MARION
City

IL
State

62959-8697
ZIP

618-971-9512

Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

DONALD R. & SUSAN B. KRAUS

Buyer's or trustee's name

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

5143 SPORTSMAN RD
Street address (after sale)

WATERLOO
City

IL
State

62298-3907
ZIP

314-486-7093

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:

DONALD R. & SUSAN B. KRAUS

Name or company

5143 SPORTSMAN RD

Street address

WATERLOO
City

IL
State

62298-3907
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



Declaration ID: 20250806756945

Status: Assessor Review

Document No.: 438858

Recording Date: 8/14/2025

State/County Stamp: 2-103-267-952

closings@monroecountytitle.com

Preparer's email address (if available)

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

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

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A

Itemized list of personal property  Form PTAX-203-B

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

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

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

Land \_\_\_\_\_

Buildings \_\_\_\_\_

Total \_\_\_\_\_

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

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250506790759  
 Status: Assessor Review  
 Document No.: 438844  
 Recording Date: 8/14/2025

State/County Stamp: 1-865-224-816



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

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

WATERLOO 62298-0000  
 City or village ZIP

T3S R9W  
 Township

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

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

<u>11-22-300-012-000</u>	<u>10.30 acres</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/13/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

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

s  Homestead exemptions on most recent tax bill:

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

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

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

11 Full actual consideration	11	<u>200,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250506790759

Status: Assessor Review

Document No.: 438844

Recording Date: 8/14/2025

State/County Stamp: 1-865-224-816

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

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

PART OF TAX LOT 17 AND TAX LOT 20 IN THE SW 1/4 OF SECTION 22, T3S, R9W OF THE 3RD P.M. MONROE COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF SAID MONROE COUNTY IN SURVEYOR'S OFFICIAL PLAT RECORD "A", ON PAGE 18, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE ON AN ASSUMED BEARING OF NORTH 00° 07' 44" EAST ON THE WEST LINE OF SAID SW 1/4 OF SECTION 22, A DISTANCE OF 819.70 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RODNEY L. MATZENBACHER AND TONYA MUDD BY QUIT CLAIM DEED DATED MARCH 19, 2004, AND RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT NUMBER 285764; THENCE SOUTH 89° 52' 16" EAST, A DISTANCE OF 222.00 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF SAID MATZENBACHER AND MUDD TRACT; THENCE NORTH 00° 07' 44" EAST ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 89° 52' 16" EAST, A DISTANCE OF 471.20 FEET TO AN IRON PIN ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO PATRICIA A. ZIEBOLD AND STEVEN A. ZIEBOLD BY WARRANTY DEED DATED FEBRUARY 8, 1980 AND RECORDED IN SAID RECORDER'S OFFICE IN BOOK 132, ON PAGE 59; THENCE NORTH 00° 26' 08" WEST ON THE WEST LINE OF SAID ZIEBOLD TRACT, A DISTANCE OF 782.64 FEET TO AN IRON PIN ON THE NORTH LINE OF TAX LOT 17; THENCE SOUTH 89° 56' 09" WEST ON SAID NORTH LINE, A DISTANCE OF 685.49 FEET (RECORDED 704 FEET) TO AN IRON PIN AT THE NORTHWEST CORNER OF TAX LOT 17, BEING A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22; THENCE SOUTH 00° 07' 44" WEST ON SAID WEST LINE, A DISTANCE OF 375.30 FEET (RECORDED 375.8 FEET) TO AN IRON PIN AT THE NORTHWEST CORNER OF THE ABOVE REFERENCED MATZENBACHER AND MUDD TRACT; THENCE SOUTH 89° 52' 16" EAST, A DISTANCE OF 222.00 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF SAID MATZENBACHER AND MUDD TRACT; THENCE SOUTH 00° 07' 44" WEST ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 405.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.30 ACRES, MORE OR LESS.

NOTE FOR INFORMATION:

PPN: 11-22-300-012-000

C/K/A: FARM LAND KERN ROAD, WATERLOO, IL 62298

PREVIOUS DEED REFERENCE: DOC. NO. 434553

**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**

TONY PETERSON

Seller's or trustee's name

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

5826 GRANDVIEW TERRACE

Street address (after sale)

WATERLOO

City

IL

State

62298-3404

ZIP

701-371-3751

Seller's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20250506790759

Status: Assessor Review

Document No.: 438844

Recording Date: 8/14/2025

State/County Stamp: 1-865-224-816

Buyer Information

THE QUINN D. RODENBERG AND MALLORY R RODENBERG, CO-TRUSTEES OF THE QUINN D AND MALLORY R RODENBERG TRUST DTD 7-1-2024

Buyer's or trustee's name: 1019 DRIFTWOOD LANE, WATERLOO, IL, 62298-0000
Street address (after sale): City, State, ZIP
Buyer's daytime phone: 618-781-0251, Phone extension:
Country: USA

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

Mail tax bill to:

THE QUINN D. RODENBERG AND MALLORY R RODENBERG, CO-TRUSTEES OF THE QUINN D AND MALLORY R RODENBERG T
1019 DRIFTWOOD LANE, WATERLOO, IL, 62298-0000
Street address: City, State, ZIP
Country: USA

Preparer Information

TINA GRISSOM - NEAR NORTH TITLE GROUP, IL2506097
Preparer and company name: Preparer's file number (if applicable): Escrow number (if applicable):
5440 N ILLINOIS ST, FAIRVIEW HEIGHTS, IL, 62208-3501
Street address: City, State, ZIP
Preparer's email address (if available): tgrissom@nntg.com, Preparer's daytime phone: 618-207-4929, Phone extension: 6605, Country: USA

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

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

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



**Declaration ID:** 20250506790759

**Status:** Assessor Review

**Document No.:** 438844

**Recording Date:** 8/14/2025

**State/County Stamp:** 1-865-224-816

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**Declaration ID:** 20250506790759

**Status:** Assessor Review

**Documnet No.:** 438844

**Recording Date:** 8/14/2025

**State/County Stamp:** 1-865-224-816

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
STACY PETERSON	5826 GRANDVIEW TERRACE	WATERLOO	IL	622983404	7013713751	USA

### Additional Buyers Information



Declaration ID: 20250806770346  
 Status: Assessor Review  
 Document No.: 439063  
 Recording Date: 8/29/2025

State/County Stamp: 1-140-042-352



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

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

1 301 HILLGARD LANDING

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

HECKER 62248-0000  
 City or village ZIP

T3S R8W  
 Township

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

12-04-119-001-000	.24	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/29/2025  
 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	8,130.00
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	11 305,000.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20250806770346

Status: Assessor Review

State/County Stamp: 1-140-042-352

Document No.: 439063

Recording Date: 8/29/2025

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			305,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			305,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			610.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			305.00
20 County tax stamps — multiply Line 18 by 0.25.	20			152.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			457.50

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

LOT NUMBER ONE (1) OF FREEDOM VILLAGE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF HECKER, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED MARCH 9, 2005, IN PLAT ENVELOPE 2-191B 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**

LEROY & DIANA LEWIS

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

513 PIN OAK LN \_\_\_\_\_ MARISSA \_\_\_\_\_ IL \_\_\_\_\_ 62257-1707  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-713-3172 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Buyer Information**

MATTHEW T. MARLOW

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

301 HILLGARD LNDG \_\_\_\_\_ HECKER \_\_\_\_\_ IL \_\_\_\_\_ 62248-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-973-4230 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Mail tax bill to:**

MATTHEW T. MARLOW \_\_\_\_\_ 301 HILLGARD LNDG \_\_\_\_\_ HECKER \_\_\_\_\_ IL \_\_\_\_\_ 62248-0000  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20250806770346

Status: Assessor Review

Document No.: 439063

Recording Date: 8/29/2025

State/County Stamp: 1-140-042-352

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

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

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

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

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



Declaration ID: 20250806757862  
 Status: Assessor Review  
 Document No.: 438912  
 Recording Date: 8/19/2025

State/County Stamp: 1-929-458-288



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

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

1 8071 BIFFAR DRIVE  
 Street address of property (or 911 address, if available)

RED BUD 62278-0000  
 City or village ZIP

T3S R8W  
 Township

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

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

<u>12-09-100-004-000</u>	<u>1</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/15/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>5,000.00</u>
3 Senior Citizens Assessment Freeze	<u>51,557.00</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>260,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806757862

Status: Assessor Review

Document No.: 438912

Recording Date: 8/19/2025

State/County Stamp: 1-929-458-288

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>260,000.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16	If this transfer is exempt, identify the provision.	16	<u>  </u>	<u>b</u>	<u>  </u>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>260,000.00</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>520.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>260.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>130.00</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>390.00</u>

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

COMMENCING AT THE SOUTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN IN MONROE COUNTY, ILLINOIS; THENCE WEST, ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 OF SAID SECTION 9 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE #159; THENCE NORTH, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID S.B.I. ROUTE #159, 20 FEET ACROSS A PRIVATE ROADWAY, FOR THE POINT OF BEGINNING OF THE TRACT HEREBY CONVEYED; THENCE WEST 264 FEET ALONG THE NORTH LINE OF SAID PRIVATE ROAD, AND PARALLEL WITH THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 OF SECTION 9 TO A POST; THENCE NORTH 165 FEET TO A POST; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 9 A DISTANCE OF 264 FEET TO A STAKE ON THE WEST RIGHT-OF-WAY LINE OF S.B.I. #159; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF S.B.I. #159 A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS, ON AND UNDER THE ABOVE DESCRIBED PROPERTY.

**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**

WITTENAUER FAMILY TRUST

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

811 SUNNYHILL LN \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2085  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-719-1197 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Buyer Information**

JOSHUA THOMAS GREGSON

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

8071 BIFFAR DR \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-3041  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-340-5116 \_\_\_\_\_ 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: 20250806757862

Status: Assessor Review

Document No.: 438912

Recording Date: 8/19/2025

State/County Stamp: 1-929-458-288

Mail tax bill to:

JOSHUA THOMAS GREGSON 8071 BIFFAR DR RED BUD IL 62278-3041
Name or company Street address City State ZIP

Preparer Information

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

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

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

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

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



**Declaration ID:** 20250806757862

**Status:** Assessor Review

**Document No.:** 438912

**Recording Date:** 8/19/2025

**State/County Stamp:** 1-929-458-288

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**Declaration ID:** 20250806757862

**Status:** Assessor Review

**Documnet No.:** 438912

**Recording Date:** 8/19/2025

**State/County Stamp:** 1-929-458-288

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
EMILY JANE WASHAUSEN	8071 BIFFAR DR	RED BUD	IL	622780000	6189733564	USA



Declaration ID: 20250806771242  
 Status: Assessor Review  
 Document No.: 439070  
 Recording Date: 9/2/2025

State/County Stamp: 1-681-910-384



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

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

1 2950 SUTTERVILLE 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>15-15-300-004-000</u>	<u>3</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/29/2025  
 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>165,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806771242

Status: Assessor Review

State/County Stamp: 1-681-910-384

Document No.: 439070

Recording Date: 9/2/2025

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>165,000.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16 If this transfer is exempt, identify the provision.	16	<u>b</u>	<u>k</u>	<u>m</u>
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>165,000.00</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>330.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>165.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>82.50</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>247.50</u>

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

COMMENCING AT THE INTERSECTION OF THE LINE BETWEEN TAX LOTS ELEVEN (11) AND NINETEEN (19) WITH THE EASTERLY LINE OF TAX LOT TWENTY (20) OF SURVEY NO. 358 (RENAULT GRANT) TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE NORTH 25 DEG. 3.70 CHAINS TO A POST, MOST NORTHERLY CORNER OF TAX LOT TWENTY (20); THENCE SOUTH 52 DEG. E. 2.75 CHAINS TO A POST, THE POINT OF BEGINNING OF THE PREMISES HEREIN BEING CONVEYED; THENCE CONTINUING SOUTH 52 DEG. E. 5.50 CHAINS TO A POST; THENCE SOUTH 25 DEG. W. 3.70 CHAINS TO A POST ON THE SOUTH LINE OF TAX LOT NO. 11-A OF SURVEY 358, AFORESAID; THENCE NORTH 52 DEG. W. ALONG THE SOUTH LINE OF SAID TAX LOT NO. 11-A OF SURVEY 358, AFORESAID, 5.50 CHAINS TO A POST; THENCE NORTH 25 DEG. E. 3.70 CHAINS TO THE POINT OF BEGINNING, AND BEING LOCATED IN THE SOUTHWESTERLY PART OF TAX LOT NO. 11-A OF SURVEY 358, T. 4 S., R. 10 W. OF THE 3 P.M., MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 87 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

ALSO:

BEGINNING AT THE INTERSECTION OF THE LINE BETWEEN TAX LOTS ELEVEN (11) AND NINETEEN (19) WITH THE EASTERLY LINE OF TAX LOT TWENTY (20) OF SURVEY NO. 358 (RENAULT GRANT) TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE NORTH 25 DEG. E. 3.70 CHAINS TO A POST, MOST NORTHEASTERLY CORNER OF TAX LOT TWENTY (20); THENCE SOUTH 52 DEG. E. 2.75 CHAINS TO A POST; THENCE SOUTH 25 DEG. W. 3.70 CHAINS TO A POST; THENCE NORTH 52 DEG. W. 2.75 CHAINS TO THE PLACE OF BEGINNING, AND BEING LOCATED IN THE SOUTHWESTERLY PART OF TAX LOT NO. 11-A OF SURVEY 358, T. 4 S., R. 10 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 87 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "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**

MICHAEL GROSS

Seller's or trustee's name

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

3032 SMELTING WORKS RD  
Street address (after sale)

SWANSEA  
City

IL  
State

62226-1110  
ZIP

618-444-4297  
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**

KENWORTH & CARTER JOHNSTON



Declaration ID: 20250806771242

Status: Assessor Review

Document No.: 439070

Recording Date: 9/2/2025

State/County Stamp: 1-681-910-384

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
6215 LL RD		WATERLOO	IL	62298-4015
Street address (after sale)		City	State	ZIP
618-719-8648		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:**

KENWORTH & CARTER JOHNSTON	6215 LL RD	WATERLOO	IL	62298-4015
Name or company	Street address	City	State	ZIP
		USA		
		Country		

**Preparer Information**

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

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

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

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

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



**Declaration ID:** 20250806771242

**Status:** Assessor Review

**Document No.:** 439070

**Recording Date:** 9/2/2025

**State/County Stamp:** 1-681-910-384

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Declaration ID: 20250806755515  
 Status: Assessor Review  
 Document No.: 438805  
 Recording Date: 8/11/2025

State/County Stamp: 1-471-144-560



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2038 WASHINGTON 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. 2

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

<u>16-30-450-031-000</u>	<u>.165</u>	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/11/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11 <u>97,500.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806755515

Status: Assessor Review

Document No.: 438805

Recording Date: 8/11/2025

State/County Stamp: 1-471-144-560

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			97,500.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	X	b	k m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			0.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			0.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			0.00
20 County tax stamps — multiply Line 18 by 0.25.	20			0.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			0.00

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

LOT 6 IN BLOCK 10 OF THE "VILLAGE OF RENAULT", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN ENVELOPE 15-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**

OUR LANDY 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 \_\_\_\_\_

314-630-6799 \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
Country \_\_\_\_\_

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

**Buyer Information**

JOHN H. NOBBE

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

966 S LIBRARY ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1484  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-560-8772 \_\_\_\_\_  
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:**

JOHN H. NOBBE \_\_\_\_\_ 966 S LIBRARY ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1484  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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

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



Declaration ID: 20250806755515

Status: Assessor Review

Document No.: 438805

Recording Date: 8/11/2025

State/County Stamp: 1-471-144-560

TITLE CO.

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

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

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

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



**Declaration ID:** 20250806755515

**Status:** Assessor Review

**Document No.:** 438805

**Recording Date:** 8/11/2025

**State/County Stamp:** 1-471-144-560

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

<b>Property index number (PIN)</b>	<b>Lot size or acreage</b>	<b>Unit</b>	<b>Split Parcel?</b>
16-30-450-029-000	1.33	Acres	No

**Personal Property Table**



Declaration ID: 20250806766394  
 Status: Assessor Review  
 Document No.: 439004  
 Recording Date: 8/25/2025

State/County Stamp: 0-378-980-976



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

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

1 5230 WHITE OAK DRIVE  
 Street address of property (or 911 address, if available)

PRAIRIE DU ROCHER 62277-0000  
 City or village ZIP

T5S R9W  
 Township

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

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

<u>18-05-305-004-000</u>	<u>.2</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/22/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

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



Declaration ID: 20250806766394

Status: Assessor Review

Document No.: 439004

Recording Date: 8/25/2025

State/County Stamp: 0-378-980-976

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			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	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			4,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			9.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			4.50
20 County tax stamps — multiply Line 18 by 0.25.	20			2.25
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			6.75

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

LOT NO. 4 IN BLOCK NO. 5 OF "KASKASKIA HILLS, LAKE MILDRED, A PART OF THE SOUTHWEST QUARTER OF SECTION 5, T. 5 S., R. 9 W. OF THE 3RD P.M. AND PART OF SURVEY 743, CLAIM 93, MONROE COUNTY, ILLINOIS"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN BOOK OF PLATS "C" ON PAGE 71, AND NOW IN PLAT ENVELOPE 109-C.

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

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

**Seller Information**

MICHAEL EDWARD BUESCHER AND LINDA KAY BUESCHER JOINT TENANCY TRUST

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

423 BENJAMIN LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3382  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-409-0677 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Buyer Information**

TYLER M. & JULIA A. HORN

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

4928 KASKASKIA RD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3718  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-795-6087 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Mail tax bill to:**

TYLER M. & JULIA A. HORN \_\_\_\_\_ 4928 KASKASKIA RD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3718  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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



Declaration ID: 20250806766394

Status: Assessor Review

Document No.: 439004

Recording Date: 8/25/2025

State/County Stamp: 0-378-980-976

**Preparer Information**

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

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

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

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

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



Declaration ID: 20250806759924  
 Status: Assessor Review  
 Document No.: 438839  
 Recording Date: 8/13/2025

State/County Stamp: 1-394-217-584



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2601 BROOKFIELD COURT  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-08-233-016-000</u>	<u>150 X 250</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/8/2025  
 Date

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

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

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

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

Current	Intended	
---------	----------	--

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11 <u>380,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806759924

Status: Assessor Review

Document No.: 438839

Recording Date: 8/13/2025

State/County Stamp: 1-394-217-584

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			380,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			380,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			760.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			380.00
20 County tax stamps — multiply Line 18 by 0.25.	20			190.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			570.00

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

LOT 16 OF "COLUMBIA LAKES I SUBDIVISION" A TRACT OF LAND BEING PART OF U.S. SURVEY 556, CLAIM 498 AND PART OF U.S. SURVEY 644, CLAIM 501, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, ALL IN MONROE COUNTY, ILLINOIS; IN ACCORDANCE WITH PLAT OF COLUMBIA LAKES I SUBDIVISION RECORDED AS DOCUMENT NO. 143358 IN PLAT ENVELOPE 158-C IN THE RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS.

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

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

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

**Seller Information**

JOSHUA PAUL MAURER

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

31976 S HIGHWAY 72 SALEM MO 65560-8195  
Street address (after sale) City State ZIP

618-977-1762 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**

LINDSEY TROSKE

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

2601 BROOKFIELD CT COLUMBIA IL 62236-2620  
Street address (after sale) City State ZIP

618-531-6312 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:**

LINDSEY TROSKE 2601 BROOKFIELD CT COLUMBIA IL 62236-2620  
Name or company Street address City State ZIP



Declaration ID: 20250806759924

Status: Assessor Review

Document No.: 438839

Recording Date: 8/13/2025

State/County Stamp: 1-394-217-584

Preparer Information

Preparer and company name: FRANCESCA LIVINGSTON - FREEDOM TITLE
Street address: 16090 SWINGLEY RIDGE RD
Preparer's email address (if available): francesca@freedom-title.com
Country: USA
Preparer's file number (if applicable): CHESTERFIELD
City: CHESTERFIELD
Escrow number (if applicable): 63017-6028
State: MO
ZIP: 63017-6028
Preparer's daytime phone: 314-786-4000
Phone extension:
Country: USA

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

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

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



**Declaration ID:** 20250806759924

**Status:** Assessor Review

**Documnet No.:** 438839

**Recording Date:** 8/13/2025

**State/County Stamp:** 1-394-217-584

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
STEPHANIE L. MAURER	31976 S. HWY 72	SALEM	MO	655600000	6189771762	USA

### Additional Buyers Information

<b>Buyer's name</b>	<b>Buyer's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Buyer's phone</b>	<b>Country</b>
SCOTT TROSKE	2601 BROOKFIELD CT.	COLUMBIA	IL	622360000	6185316312	USA





Declaration ID: 20250806764066

Status: Assessor Review

Document No.: 438938

Recording Date: 8/19/2025

State/County Stamp: 2-129-490-544

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			125,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	<input checked="" type="checkbox"/>	k
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			125,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			250.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			125.00
20 County tax stamps — multiply Line 18 by 0.25.	20			62.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			187.50

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

LOT 20 OF "WALNUT RIDGE ESTATES - PHASE 1" FINAL PLAT, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER (A/K/A TAX LOT 2) AND PART OF TAX LOT 14 IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS RECORDED MARCH 24, 2021 AS DOCUMENT #415782.

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

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

**Seller Information**

WALNUT RIDGE DEVELOPMENT 1, INC.

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
217 S MAIN ST	COLUMBIA	IL	62236-2307
Street address (after sale)	City	State	ZIP
618-281-7614	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**

ALESIA C. KLEMME

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
120 RED FOX RD	BELLEVILLE	IL	62223-2241
Street address (after sale)	City	State	ZIP
618-910-3033	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:**

ALESIA C. KLEMME	120 RED FOX RD	BELLEVILLE	IL	62223-2241
Name or company	Street address	City	State	ZIP

**Preparer Information**

USA
Country



Declaration ID: 20250806764066

Status: Assessor Review

Document No.: 438938

Recording Date: 8/19/2025

State/County Stamp: 2-129-490-544

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

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



Declaration ID: 20250706743359  
 Status: Assessor Review  
 Document No.: 438715  
 Recording Date: 8/4/2025

State/County Stamp: 1-445-528-176



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

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

1 15 MARCH COURT  
 Street address of property (or 911 address, if available)  
COLUMBIA 62236-0000  
 City or village ZIP  
T1S R10W  
 Township

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

<u>04-10-365-015-000</u>	<u>0.220</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/31/2025  
 Date

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11 <u>280,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250706743359

Status: Assessor Review

Document No.: 438715

Recording Date: 8/4/2025

State/County Stamp: 1-445-528-176

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			280,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	<input type="checkbox"/>	b	<input type="checkbox"/>
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			280,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			560.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			280.00
20 County tax stamps — multiply Line 18 by 0.25.	20			140.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			420.00

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

LOT NO. 15 OF CLAYTON ESTATES, BEING PART OF A TRACT OF LAND OF PART OF U.S. SURVEY 417, CLAIM 228, T. 1 S., R. 10 W., 3RD P.M., MONROE COUNTY, ILLINOIS, RECORDED AS DOCUMENT NO. 152744, IN PLAT ENVELOPE 167-A, IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND AMENDED AS DOCUMENT NO. 154394, IN PLAT ENVELOPE 169-D, IN THE RECORDER'S OFFICE, 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 THE COUNTY OF MONROE, AND STATE OF ILLINOIS.

PPN: 04-10-365-015-000

PRIOR DEED: 394046

**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**

JULIA L. HALL

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

6137 FLORAVILLE RD \_\_\_\_\_ MILLSTADT \_\_\_\_\_ IL \_\_\_\_\_ 62260-2507  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-973-4398 \_\_\_\_\_ 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**

RONALD CULLI

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

15 MARCH CT \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1534  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-973-4398 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_



Declaration ID: 20250706743359

Status: Assessor Review

Document No.: 438715

Recording Date: 8/4/2025

State/County Stamp: 1-445-528-176

Under penalties of perjury, I 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:

RONALD CULLI 15 MARCH CT COLUMBIA IL 62236-1534
Name or company Street address City State ZIP

USA
Country

Preparer Information

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW CB250489
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
aevans@communitytitle.net 618-281-2040 204 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

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

Illinois Department of Revenue Use Tab number



**Declaration ID:** 20250706743359

**Status:** Assessor Review

**Document No.:** 438715

**Recording Date:** 8/4/2025

**State/County Stamp:** 1-445-528-176

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**Declaration ID:** 20250706743359

**Status:** Assessor Review

**State/County Stamp:** 1-445-528-176

**Documnet No.:** 438715

**Recording Date:** 8/4/2025

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
LAURA K. JACKSON	6137 FLORAVILLE RD	MILLSTADT	IL	62260000	6189734398	USA

### Additional Buyers Information



Declaration ID: 20250806758919  
 Status: Assessor Review  
 Document No.: 439011  
 Recording Date: 8/25/2025

State/County Stamp: 0-932-498-032



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

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

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

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-15-103-001-000</u>	<u>21.08x128.38</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/21/2025  
 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: \_\_\_\_\_  
 Date

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

10 Identify only the items that apply to this sale.

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

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify):

s  Homestead exemptions on most recent tax bill:

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

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

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

11 Full actual consideration	11 <u>265,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806758919

Status: Assessor Review

Document No.: 439011

Recording Date: 8/25/2025

State/County Stamp: 0-932-498-032

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		265,000.00	
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00	
15 Outstanding mortgage amount to which the transferred real property remains subject	15		0.00	
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17		265,000.00	
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		530.00	
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		265.00	
20 County tax stamps — multiply Line 18 by 0.25.	20		132.50	
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		397.50	

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

LOT 1 OF "GERMANIA SUBDIVISION"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE 146D.

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 THE COUNTY OF MONROE, AND STATE OF ILLINOIS.

PPN: 04-15-103-001-000

PIOR DEED: 434027

**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**

ABBY L. FLOWERS

Seller's or trustee's name

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

2 GERMANIA DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-1530

ZIP

314-541-5556

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

BRENDON GARWOOD

Buyer's or trustee's name

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

1 GERMANIA DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-1530

ZIP

618-623-6601

Buyer's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20250806758919

Status: Assessor Review

Document No.: 439011

Recording Date: 8/25/2025

State/County Stamp: 0-932-498-032

Mail tax bill to:

BRENDON GARWOOD	1 GERMANIA DR	COLUMBIA	IL	62236-1530
Name or company	Street address	City	State	ZIP

Preparer Information

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW			USA	
Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	Country	
399 VETERANS PKWY	COLUMBIA	IL	62236-2507	
Street address	City	State	ZIP	
aevans@communitytitle.net	618-281-2040	204	USA	
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country	

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

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

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



**Declaration ID:** 20250806758919

**Status:** Assessor Review

**Document No.:** 439011

**Recording Date:** 8/25/2025

**State/County Stamp:** 0-932-498-032

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**Declaration ID:** 20250806758919

**Status:** Assessor Review

**Documnet No.:** 439011

**Recording Date:** 8/25/2025

**State/County Stamp:** 0-932-498-032

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
JUSTIN FLOWERS	2 GERMANIA DR	COLUMBIA	IL	622360000	6185408151	USA

### Additional Buyers Information

<b>Buyer's name</b>	<b>Buyer's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Buyer's phone</b>	<b>Country</b>
ALEXANDRA GARWOOD	1 GERMANIA DR	COLUMBIA	IL	622360000	6186236601	USA



Declaration ID: 20250706748903  
 Status: Assessor Review  
 Document No.: 438691  
 Recording Date: 8/1/2025

State/County Stamp: 0-950-533-232



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 7 RITTER 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>04-15-168-064-000</u>	<u>.31</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/31/2025  
 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>330,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250706748903

Status: Assessor Review

Document No.: 438691

Recording Date: 8/1/2025

State/County Stamp: 0-950-533-232

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			330,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			330,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			660.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			330.00
20 County tax stamps — multiply Line 18 by 0.25.	20			165.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			495.00

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

LOT NO. 64 OF FIRST ADDITION TO HERITAGE HEIGHTS, FINAL PLAT, BEING A SUBDIVISION OF PART OF TAX LOT 12 OF U.S. SURVEY 417, CLAIM 228, AND PART OF THE SOUTH ONE-HALF OF SECTION 15 TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1995, IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE 2-33B AS DOCUMENT NO. 203920.

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

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

**Seller Information**

JOSHUA M. & SAMANTHA K. HURST

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

401 HAYDEN DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1154  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-570-8830 \_\_\_\_\_ 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**

LINDA F. CLARK

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

7 RITTER RD \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2090  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

573-760-7704 \_\_\_\_\_ 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:**

LINDA F. CLARK \_\_\_\_\_ 7 RITTER RD \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2090  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

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



Declaration ID: 20250706748903

Status: Assessor Review

Document No.: 438691

Recording Date: 8/1/2025

State/County Stamp: 0-950-533-232

**Preparer Information**

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

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

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

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

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



Declaration ID: 20250806753621  
 Status: Assessor Review  
 Document No.: 438754  
 Recording Date: 8/6/2025

State/County Stamp: 1-919-074-928



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

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

1 301 S RIEBELING STREET

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

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

<u>04-15-383-023-000</u>	<u>0.28</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/4/2025  
 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  Land/lot only
- b   Residence (single-family, condominium, townhome, or duplex)
- c  Mobile home residence
- d  Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e  Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f  Office
- g  Retail establishment
- h  Commercial building (specify): \_\_\_\_\_
- i  Industrial building
- j  Farm
- k  Other (specify): \_\_\_\_\_

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

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



Declaration ID: 20250806753621

Status: Assessor Review

State/County Stamp: 1-919-074-928

Document No.: 438754

Recording Date: 8/6/2025

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			150,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			150,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			300.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			150.00
20 County tax stamps — multiply Line 18 by 0.25.	20			75.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			225.00

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

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 5 OF "FERKEL'S ADDITION" TO THE TOWN, NOW CITY OF COLUMBIA, ILLINOIS, MONROE COUNTY ILLINOIS; THENCE SOUTH 63 DEGREES 25 MINUTES WEST ALONG THE LINE BETWEEN LOTS 5 AND 6 OF SAID ADDITION, 150 FEET TO A POST; THENCE SOUTH 26 DEGREES 35 MINUTES EAST PARALLEL WITH RIEBELING STREET 60 FEET TO A POST; THENCE NORTH 63 DEGREES 25 MINUTES EAST 150 FEET TO A POST ON THE WESTERLY LINE OF RIEBELING STREET; THENCE NORTH 26 DEGREES 35 MINUTES WEST ALONG SAID STREET LINE 60 FEET TO THE PLACE OF BEGINNING AND BEING PART OF LOT 5 OF "FERKEL'S ADDITIONS" TO THE CITY OF COLUMBIA, COUNTY OF MONROE AND STATE OF ILLINOIS; ALSO DESCRIBED AS TAX LOT 5C AS SHOWN ON PAGE 29 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" TOWN LOTS.

ALSO COMMENCING AT THE MOST NORTHERLY CORNER OR LOT 4 OF "FERKEL'S ADDITION" TO THE TOWN, NOW CITY OF COLUMBIA, ILLINOIS, MONROE COUNTY ILLINOIS; THENCE SOUTH 63 DEGREES 25 MINUTES WEST 150 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 4 TO A POINT; THENCE SOUTH 26 DEGREES 35 MINUTES EAST 11 FEET TO THE MOST WESTERLY CORNER OF THAT TRACT HERETOFORE CONVEYED TO EDWARD EINWICH & WIFE AS SHOWN BY DEED OF RECORD IN DEED RECORD 67 PAGE 263, RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS; THENCE NORTH 63 DEGREES 25 MINUTES EAST 150 FEET ALONG THE SAID NORTHWESTERLY LINE OF SAID EINWICH TRACT TO THE MOST NORTHERLY CORNER OF SAID EINWICH TRACT ON THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE NORTH 26 DEGREES 35 MINUTES WEST 11 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 4 TO THE PLACE OF BEGINNING AND BEING PART OF LOT 4 "FERKEL'S ADDITION" TO THE TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS.

ALSO COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 5 OF "FERKEL'S ADDITION" TO THE TOWN, NOW CITY OF COLUMBIA, ILLINOIS, MONROE COUNTY, ILLINOIS; THENCE SOUTH 26 DEGREES 35 MINUTES EAST 60 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 5 TO A POINT OF BEGINNING AT THE MOST EASTERLY CORNER OF THE TRACT THERETOFORE CONVEYED TO CARROLL FRITZ & WIFE AS SHOWN BY DEED OF RECORD IN DEED RECORD 65 ON PAGE 429 RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS; THENCE SOUTH 63 DEGREES 25 MINUTES WEST 150 FEET ALONG THE SOUTHEASTERLY LINE OF THE SAID FRITZ LOT TO THE MOST SOUTHERLY CORNER OF SAID FRITZ LOT; THENCE SOUTH 26 DEGREES 35 MINUTES EAST 11 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 5 OF SAID "FERKEL'S ADDITION"; THENCE NORTH 63 DEGREES 25 MINUTES EAST 150 FEET ALONG THE SAID SOUTHEASTERLY LINE OF SAID LOT 5 THE MOST EASTERLY CORNER OF SAID LOT 5; THENCE NORTH 26 DEGREES 35 MINUTES WEST 11 FEET ALONG THE SAID NORTHEASTERLY LINE OF SAID LOT 5 TO THE PLACE OF BEGINNING AND BEING PART OF LOT 5 OF "FERKEL'S ADDITION" TO THE TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

CASSANDRA L. SCHLEMMER F/K/A CASSANDRA L. TILLEY

Seller's or trustee's name

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

432 W MILTON ST  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-2414  
ZIP



Declaration ID: 20250806753621

Status: Assessor Review

Document No.: 438754

Recording Date: 8/6/2025

State/County Stamp: 1-919-074-928

618-719-7101

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

USA

Country

**Buyer Information**

DAJOMA REIBELING, LLC

Buyer's or trustee's name

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

7300 MICHIGAN AVE

Street address (after sale)

SAINT LOUIS

City

MO

State

63111-2819

ZIP

314-303-4980

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:**

DAJOMA REIBELING, LLC

Name or company

7300 MICHIGAN AVE

Street address

SAINT LOUIS

City

MO

State

63111-2819

ZIP

**Preparer Information**

FRANCESCA LIVINGSTON - FREEDOM TITLE

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

16090 SWINGLEY RIDGE RD

Street address

CHESTERFIELD

City

MO

State

63017-6028

ZIP

francesca@freedom-title.com

Preparer's email address (if available)

314-786-4000

Preparer's daytime phone

Phone extension

USA

Country

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

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

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



**Declaration ID:** 20250806753621

**Status:** Assessor Review

**Document No.:** 438754

**Recording Date:** 8/6/2025

**State/County Stamp:** 1-919-074-928

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Declaration ID: 20250806770624  
 Status: Assessor Review  
 Document No.: 439028  
 Recording Date: 8/26/2025

State/County Stamp: 0-997-796-464



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 237 S RIEBELING STREET

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

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-15-383-025-000</u>	<u>145x71</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/8/2025  
 Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	221,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250806770624

Status: Assessor Review

Document No.: 439028

Recording Date: 8/26/2025

State/County Stamp: 0-997-796-464

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			221,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			221,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			442.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			221.00
20 County tax stamps — multiply Line 18 by 0.25.	20			110.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			331.50

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

SITUATED IN THE COUNTY OF MONROE, STATE OF ILLINOIS, TO WIT:

TAX LOT 6-C OF FERKEL'S ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, COUNTY OF MONROE AND STATE OF ILLINOIS AS SHOWN ON PAGE 29 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" TOWN LOTS, SURVEYOR'S OFFICE, MONROE COUNTY, ILLINOIS, EXCEPTING, HOWEVER, THE SOUTHWESTERLY FIVE (5) FEET THEREOF.

**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**

DEREK M. HARRINGTON

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

3456 TEDMAR AVE \_\_\_\_\_ SAINT LOUIS \_\_\_\_\_ MO \_\_\_\_\_ 63139-1551  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-514-0099 \_\_\_\_\_ 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 R. DECKER

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

237 S RIEBELING ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2024  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-520-7996 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Mail tax bill to:**

MICHAEL R. DECKER AND \_\_\_\_\_ 237 S RIEBELING ST \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2024  
MAGUILE COMPANY \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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



Declaration ID: 20250806770624

Status: Assessor Review

Document No.: 439028

Recording Date: 8/26/2025

State/County Stamp: 0-997-796-464

**Preparer Information**

ANGIE CUSTER - RUN TITLE, LLC

RUN-2025-972

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

506 N MAIN ST

CARROLLTON

IL

62016-1027

Street address

City

State

ZIP

angie@weruntitle.com

618-795-8318

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A

Itemized list of personal property  Form PTAX-203-B

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



**Declaration ID:** 20250806770624

**Status:** Assessor Review

**Documnet No.:** 439028

**Recording Date:** 8/26/2025

**State/County Stamp:** 0-997-796-464

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MICHELLE RILEY	237 SOUTH RIEBELING STREET	COLUMBIA	IL	622360000	6185207996	USA



Declaration ID: 20250806755636  
 Status: Assessor Review  
 Document No.: 438782  
 Recording Date: 8/8/2025

State/County Stamp: 1-305-420-400



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

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

1 418 S FERKEL STREET  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-15-385-001-000</u>	<u>58 x 132</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/7/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>5,000.00</u>
3 Senior Citizens Assessment Freeze	<u>21,524.00</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>65,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806755636

Status: Assessor Review

Document No.: 438782

Recording Date: 8/8/2025

State/County Stamp: 1-305-420-400

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			65,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			65,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			130.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			65.00
20 County tax stamps — multiply Line 18 by 0.25.	20			32.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			97.50

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

LOT NUMBERED (9) OF BLOCK NUMBERED THREE (3) OF SCHNEIDER'S ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, ILLINOIS, AND A STRIP OF LAND LYING BETWEEN THE WESTERLY LINE OF FERKEL STREET OF SAID CITY OF COLUMBIA AND BEING PART OF THE SAME LAND CONVEYED BY LENA ROSE AND HUSBAND TO ANDREW B. MUELLER BY DEED DATED OCTOBER 24, 1891, AND RECORDED IN DEED RECORD BOOK NO. 27 IN PAGE 243 IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY, ILLINOIS. PLAT CAN BE FOUND IN ENVELOPE 1-B.

SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

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

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

**Seller Information**

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

815 BLACKWING LN \_\_\_\_\_ DUPO \_\_\_\_\_ IL \_\_\_\_\_ 62239-1931  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-799-8420 \_\_\_\_\_ 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**

BLUE BIRD SKY ASSETS, LLC  
 Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

PO BOX 461 \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0461  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-340-3699 \_\_\_\_\_ 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:**

BLUE BIRD SKY ASSETS, LLC \_\_\_\_\_ PO BOX 461 \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0461  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20250806755636

Status: Assessor Review

Document No.: 438782

Recording Date: 8/8/2025

State/County Stamp: 1-305-420-400

Preparer Information

USA
Country

BARBARA FRUTH - COLUMBIA TITLE CO INC

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

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

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

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



**Declaration ID:** 20250806755636

**Status:** Assessor Review

**State/County Stamp:** 1-305-420-400

**Documnet No.:** 438782

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

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
RANDY G. LINDHORST						

### Additional Buyers Information



Declaration ID: 20250806766152  
 Status: Assessor Review  
 Document No.: 439030  
 Recording Date: 8/27/2025

State/County Stamp: 0-096-873-072



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

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

1 226 LONGVIEW DRIVE  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-15-450-025-000</u>	<u>0.29</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/25/2025  
 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>103,994.00</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>388,800.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806766152

Status: Assessor Review

Document No.: 439030

Recording Date: 8/27/2025

State/County Stamp: 0-096-873-072

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>388,800.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16	If this transfer is exempt, identify the provision.	16	<u>  </u>	<u>b</u>	<u>  </u>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>388,800.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			<u>778.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>389.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>194.50</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>583.50</u>

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

LOT 25 OF "FIRST ADDITION TO PIONEER RIDGE"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE "2-26A".

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 THE COUNTY OF MONROE, AND STATE OF ILLINOIS.

PPN: 04-15-450-025-000

PRIOR DEED: 426542

**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**

ZACKARY L. WYCKOFF

Seller's or trustee's name

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

10 ALGONQUIN DR

Street address (after sale)

MILLSTADT

City

IL

State

62260-2300

ZIP

618-719-4117

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**

STEPHANIE PEASE

Buyer's or trustee's name

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

226 LONGVIEW DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-2087

ZIP

573-821-5866

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: 20250806766152

Status: Assessor Review

Document No.: 439030

Recording Date: 8/27/2025

State/County Stamp: 0-096-873-072

Mail tax bill to:

STEPHANIE PEASE	226 LONGVIEW DR	COLUMBIA	IL	62236-2087
Name or company	Street address	City	State	ZIP

Preparer Information

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW			USA	
Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	Country	
399 VETERANS PKWY	COLUMBIA	IL	62236-2507	
Street address	City	State	ZIP	
aevans@communitytitle.net	618-281-2040	204	USA	
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country	

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

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

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



**Declaration ID:** 20250806766152

**Status:** Assessor Review

**Document No.:** 439030

**Recording Date:** 8/27/2025

**State/County Stamp:** 0-096-873-072

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**Declaration ID:** 20250806766152

**Status:** Assessor Review

**State/County Stamp:** 0-096-873-072

**Documnet No.:** 439030

**Recording Date:** 8/27/2025

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
ELAYNA WYCKOFF	10 ALGONQUIN DR	MILLSTADT	IL	622600000	6187194117	USA

### Additional Buyers Information



Declaration ID: 20250806751343  
 Status: Assessor Review  
 Document No.: 438906  
 Recording Date: 8/18/2025

State/County Stamp: 1-468-215-920



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 931 N MAIN STREET  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

<u>04-16-254-004-000</u>	<u>60x150</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/30/2025  
 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	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	258,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250806751343

Status: Assessor Review

Document No.: 438906

Recording Date: 8/18/2025

State/County Stamp: 1-468-215-920

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			258,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			258,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			516.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			258.00
20 County tax stamps — multiply Line 18 by 0.25.	20			129.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			387.00

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

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

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 THE COUNTY OF MONROE, AND STATE OF ILLINOIS.

PPN: 04-16-254-004-000

PRIOR DEED: 433695

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

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

**Seller Information**

JUSTIN SERVOS

Seller's or trustee's name

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

8215 LIBRATION ST

Street address (after sale)

JACKSONVILLE

City

FL

State

32256-8258

ZIP

618-407-1685

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**

CIARA WHEELER

Buyer's or trustee's name

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

931 N MAIN ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-1136

ZIP

314-803-6161

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: 20250806751343

Status: Assessor Review

Document No.: 438906

Recording Date: 8/18/2025

State/County Stamp: 1-468-215-920

Mail tax bill to:

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

USA  
Country

Preparer Information

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW		CB250498
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
aevans@communitytitle.net	618-281-2040	204 USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension Country

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

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

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



**Declaration ID:** 20250806751343

**Status:** Assessor Review

**Document No.:** 438906

**Recording Date:** 8/18/2025

**State/County Stamp:** 1-468-215-920

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**Declaration ID:** 20250806751343

**Status:** Assessor Review

**State/County Stamp:** 1-468-215-920

**Documnet No.:** 438906

**Recording Date:** 8/18/2025

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
PILARA WALLER	8215 LIBRATION ST	JACKSONVILLE	FL	322560000	6188236638	USA

### Additional Buyers Information



Declaration ID: 20250706737870  
 Status: Assessor Review  
 Document No.: 438734  
 Recording Date: 8/5/2025

State/County Stamp: 0-123-568-752



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 212 GOOD HAVEN DRIVE

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

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

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

04-16-381-019-000	80x145	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/22/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	6,000.00
2 Senior Citizens	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	11 261,500.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20250706737870

Status: Assessor Review

Document No.: 438734

Recording Date: 8/5/2025

State/County Stamp: 0-123-568-752

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			261,500.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			261,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			523.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			261.50
20 County tax stamps — multiply Line 18 by 0.25.	20			130.75
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			392.25

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

LOT 2 OF "GOOD HAVEN SUBDIVISION, BEING A SUBDIVISION OF TAX LOT 4 OF SECTION 16 AND TAX LOT 2-D OF SURVEY 416, CLAIM 492, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD PM, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS"; ; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN BOOK OF PLATS C ON PAGE 27 NOW KNOWN AS ENVELOPE # 97-B.

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.

PPN: 04-16-381-019

PRIOR DEED: 338253

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

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

**Seller Information**

JAMES L OGLESBY

Seller's or trustee's name

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

636 AUTUMN RISE LN

Street address (after sale)

COLUMBIA

City

IL

State

62236-2867

ZIP

618-698-0007

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**

CYNTHIA B ASINGER

Buyer's or trustee's name

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

212 GOODHAVEN ST

Street address (after sale)

COLUMBIA

City

IL

State

62236-1922

ZIP

314-629-3027

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250706737870

Status: Assessor Review

Document No.: 438734

Recording Date: 8/5/2025

State/County Stamp: 0-123-568-752

Under penalties of perjury, I 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:

CYNTHIA B ASINGER 212 GOODHAVEN ST COLUMBIA IL 62236-1922
Name or company Street address City State ZIP

USA
Country

Preparer Information

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW CB250477
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
aevans@communitytitle.net 618-281-2040 204 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

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

Illinois Department of Revenue Use Tab number



**Declaration ID:** 20250706737870

**Status:** Assessor Review

**Document No.:** 438734

**Recording Date:** 8/5/2025

**State/County Stamp:** 0-123-568-752

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**Declaration ID:** 20250706737870

**Status:** Assessor Review

**State/County Stamp:** 0-123-568-752

**Documnet No.:** 438734

**Recording Date:** 8/5/2025

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
MARY LOU OGLESBY	636 AUTUMN RISE LN	COLUMBIA	IL	622360000	6186980007	USA

### Additional Buyers Information



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 713 S RAPP AVENUE  
Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
City or village ZIP

T1S R10W  
Township

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

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

<u>04-22-120-026-000</u>	<u>75x150</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/4/2025  
Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11 <u>138,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250706746750

Status: Assessor Review

Document No.: 438903

Recording Date: 8/18/2025

State/County Stamp: 0-563-688-048

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			138,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			138,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			276.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			138.00
20 County tax stamps — multiply Line 18 by 0.25.	20			69.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			207.00

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

LOT NUMBERED NINETEEN (19) AND THE SOUTH ONE-HALF (1/2) OF LOT NUMBERED TWENTY (20) IN "COLUMBIA HEIGHTS" WM. VOGT'S ADDITION TO THE TOWN, NOW 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 BOOK OF PLATS "A" ON PAGE 107, NOW IN ENVELOPE 24-B AND ALSO SHOWN AS LOTS 19 AND 20B OF "SURVEYORS OFFICIAL PLAT RECORD A (TOWN LOTS) PAGE 50 OF 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.

PPN: 04-22-120-026

PRIOR DEED: 426360

**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**

KELLY & SONS PROPERTIES LLC

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

1315 WILDHORSE MEADOWS DR \_\_\_\_\_ CHESTERFIELD \_\_\_\_\_ MO \_\_\_\_\_ 63005-4493  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-277-1742 \_\_\_\_\_  
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**

ERIC C SPITZ

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

713 S RAPP AVE \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2436  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-604-8504 \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
Country \_\_\_\_\_





**Declaration ID:** 20250706746750

**Status:** Assessor Review

**Document No.:** 438903

**Recording Date:** 8/18/2025

**State/County Stamp:** 0-563-688-048

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**Declaration ID:** 20250706746750

**Status:** Assessor Review

**Documnet No.:** 438903

**Recording Date:** 8/18/2025

**State/County Stamp:** 0-563-688-048

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### Additional Sellers Information

### Additional Buyers Information

<b>Buyer's name</b>	<b>Buyer's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Buyer's phone</b>	<b>Country</b>
KELLY C SPITZ	713 S RAPP AVE	COLUMBIA	IL	622360000	3146048504	USA



Declaration ID: 20250706749106  
 Status: Assessor Review  
 Document No.: 438697  
 Recording Date: 8/1/2025

State/County Stamp: 0-594-443-376



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 432 W MILTON STREET

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

COLUMBIA  
City or village

62236-0000  
ZIP

T1S R10W  
Township

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

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

<u>04-22-133-006-000</u>	<u>.24</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/1/2025  
Date

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

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

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

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

Current Intended

- a  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>5,000.00</u>
3 Senior Citizens Assessment Freeze	<u>31,304.00</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>240,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250706749106

Status: Assessor Review

Document No.: 438697

Recording Date: 8/1/2025

State/County Stamp: 0-594-443-376

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			240,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			240,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			480.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			240.00
20	County tax stamps — multiply Line 18 by 0.25.	20			120.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			360.00

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

BEGINNING AT THE MOST NORTHERLY CORNER OF TAX LOT 2-C OF SURVEY 773, CLAIM 2053 IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, SAID TAX LOT 2-C BEING THAT TRACT HERETOFORE CONVEYED TO ELMER E. BLANK AND WIFE AS SHOWN BY DEED OF RECORD IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN DEED RECORD 87 ON PAGE 160; THENCE SOUTHWESTERLY 111.5 FEET ALONG THE NORTHWESTERLY LINE OF SAID TAX LOT 2-C TO THE MOST WESTERLY CORNER THEREOF AT THE MOST EASTERLY CORNER OF LOT 2 OF KLEIN'S ADDITION NO. 2 AS SHOWN OF RECORD IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT RECORD "C" ON PAGE 42 (NOW IN PLAT ENVELOPE 102-A); THENCE NORTHWESTERLY 95.5 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 OF KLEIN'S ADDITION NO. 2 TO THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE NORTHEASTERLY 111.5 FEET TO AN IRON PIN ON THE SOUTHERLY LINE OF MILTON STREET IN SAID CITY OF COLUMBIA; THENCE SOUTHEASTERLY 90 FEET ALONG THE SAID SOUTHERLY LINE OF MILTON STREET TO THE PLACE OF BEGINNING, AND BEING PART OF TAX LOT 2-A OF SURVEY 773, CLAIM 2053 IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

KEITH G. & NANCY L. CONNELLY

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

11026 DEVONBRIDGE DR \_\_\_\_\_ PALMETTO \_\_\_\_\_ FL \_\_\_\_\_ 34221-1757  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-363-7158 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

**Buyer Information**

BRIAN & LISA TILLEY

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

15 RITTER RD \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2090  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-719-7070 \_\_\_\_\_ 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: 20250706749106

Status: Assessor Review

Document No.: 438697

Recording Date: 8/1/2025

State/County Stamp: 0-594-443-376

Mail tax bill to:

BRIAN & LISA TILLEY	15 RITTER RD	COLUMBIA	IL	62236-2090
Name or company	Street address	City	State	ZIP

USA  
Country

Preparer Information

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

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

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

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

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



**Declaration ID:** 20250706749106

**Status:** Assessor Review

**Document No.:** 438697

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

**State/County Stamp:** 0-594-443-376

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## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 245 W VIRGINIA 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>04-22-149-012-000</u>	<u>99X110</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/22/2025  
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 6,000.00
  - 2 Senior Citizens 5,000.00
  - 3 Senior Citizens Assessment Freeze 27,737.00

### 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>226,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250806769266

Status: Assessor Review

Document No.: 439009

Recording Date: 8/25/2025

State/County Stamp: 0-664-062-576

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			226,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			226,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			452.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			226.00
20 County tax stamps — multiply Line 18 by 0.25.	20			113.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			339.00

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

LOT NUMBERED THREE (3) OF SCHUELER'S RESURVEY OF LOTS 1, 2, 3, 4 & 5 OF KLEIN'S RESURVEY AND PART OF LOT 35, COLUMBIA HEIGHTS, U.S. SURVEY 773, CLAIM 2053, T. 1 S., R. 10 W. OF THE 3RD P.M., 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 BOOK OF PLATS "C" ON PAGE TEN (10), NOW IN PLAT ENVELOPE 93-A.

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 THE COUNTY OF MONROE, AND STATE OF ILLINOIS.

PPN: 04-22-149-012-000

PRIOR DEED: 285589

**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**

GERALDINE E HOUGH

Seller's or trustee's name

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

480 DD RD OFC  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-3838  
ZIP

314-280-2625  
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**

CORY K HUMPHREY

Buyer's or trustee's name

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

245 W VIRGINIA ST  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-2440  
ZIP

618-520-8807  
Buyer's daytime phone

Phone extension

USA  
Country



Declaration ID: 20250806769266

Status: Assessor Review

Document No.: 439009

Recording Date: 8/25/2025

State/County Stamp: 0-664-062-576

Under penalties of perjury, I 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:

CORY K HUMPHREY 245 W VIRGINIA ST COLUMBIA IL 62236-2440
Name or company Street address City State ZIP

USA
Country

Preparer Information

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW CB250582
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
aevans@communitytitle.net 618-281-2040 204 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

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

Illinois Department of Revenue Use Tab number



**Declaration ID:** 20250806769266

**Status:** Assessor Review

**Document No.:** 439009

**Recording Date:** 8/25/2025

**State/County Stamp:** 0-664-062-576

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**Declaration ID:** 20250806769266

**Status:** Assessor Review

**Documnet No.:** 439009

**Recording Date:** 8/25/2025

**State/County Stamp:** 0-664-062-576

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ELIZABETH K HUMPHREY	245 W VIRGINIA ST	COLUMBIA	IL	622360000	6185208807	USA



Declaration ID: 20250806752674  
 Status: Assessor Review  
 Document No.: 438803  
 Recording Date: 8/11/2025

State/County Stamp: 1-202-709-104



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2308 HH ROAD  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R11W  
 Township

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

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

<u>06-13-200-006-000</u>	<u>10.25</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/11/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify):

s  Homestead exemptions on most recent tax bill:

1 General/Alternative	_____	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>1,150,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250806752674

Status: Assessor Review

Document No.: 438803

Recording Date: 8/11/2025

State/County Stamp: 1-202-709-104

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			1,150,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			1,150,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			2,300.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			1,150.00
20	County tax stamps — multiply Line 18 by 0.25.	20			575.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			1,725.00

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

PART OF TAX LOT 2 OF U.S. SURVEY 400, CLAIM 321, TOWNSHIP 2 SOUTH, RANGE 11 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1 INCH HEX BAR WHICH MARKS THE SOUTHWEST CORNER OF U.S. SURVEY 400, CLAIM 321; THENCE AT AN ASSUMED BEARING OF NORTH 18 DEGREES 47 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF U.S. SURVEY 400, CLAIM 321, A DISTANCE OF 775.50 FEET TO AN IRON BAR WHICH MARKS THE COMMON CORNER BETWEEN TAX LOTS 2 AND 4 OF U.S. SURVEY 400, CLAIM 321; THENCE NORTH 03 DEGREES 00 MINUTES 38 SECONDS EAST, ALONG THE COMMON LINE BETWEEN TAX LOTS 2, 3 AND 4 OF U.S. SURVEY 400, CLAIM 321, A DISTANCE OF 2,644.70 FEET TO AN IRON BAR WHICH MARKS A COMMON CORNER OF TAX LOTS 2 AND 3 OF U.S. SURVEY 400, CLAIM 321, SAID IRON BAR BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 00 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 345.92 FEET TO A POINT; THENCE SOUTH 60 DEGREES 43 MINUTES 56 SECONDS EAST, A DISTANCE OF 454.77 FEET TO AN IRON BAR; THENCE SOUTH 57 DEGREES 04 MINUTES 17 SECONDS EAST, A DISTANCE OF 558.00 FEET TO AN IRON BAR; THENCE NORTH 01 DEGREE 10 MINUTES 44 SECONDS EAST, A DISTANCE OF 530.79 FEET TO THE COMMON LINE BETWEEN TAX LOTS 1 AND 2 OF U.S. SURVEY 400, CLAIM 321, SAID COMMON LINE ALSO BEING THE CENTERLINE OF A PUBLIC ROAD KNOWN AS "HH" ROAD; THENCE ALONG THE COMMON LINE BETWEEN TAX LOTS 1 AND 2 AND SAID CENTERLINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 61 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 83.00 FEET TO A POINT; THENCE SOUTH 64 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 115.75 FEET TO A POINT; THENCE CONTINUING SOUTH 64 DEGREES 30 MINUTES 00 SECONDS EAST, DEPARTING SAID CENTERLINE, CONTINUING ALONG THE COMMON LINE, A DISTANCE OF 202.25 FEET TO AN IRON ANGLE IRON WHICH MARKS THE MOST EASTERLY CORNER OF TAX LOTS 1 AND 2 OF U.S. SURVEY 400, CLAIM 321, SAID ANGLE IRON LYING ON THE COMMON LINE BETWEEN TAX LOTS 1, 2 AND 8 OF U.S. SURVEY 400, CLAIM 321; THENCE SOUTH 21 DEGREES 56 MINUTES 53 SECONDS WEST, ALONG THE COMMON LINE BETWEEN TAX LOTS 2 AND 8, A DISTANCE OF 323.03 FEET TO AN ANGLE IRON WHICH MARKS THE COMMON CORNER OF TAX LOTS 2, 5 AND 8 OF U.S. SURVEY 400, CLAIM 321; THENCE SOUTH 40 DEGREES 16 MINUTES 04 SECONDS WEST, ALONG THE COMMON LINE BETWEEN TAX LOTS 2 AND 5, A DISTANCE OF 442.87 FEET TO A STONE WHICH MARKS THE COMMON CORNER BETWEEN TAX LOTS 2, 3 AND 5; THENCE NORTH 60 DEGREES 43 MINUTES 56 SECONDS WEST, ALONG THE COMMON LINE BETWEEN TAX LOTS 2 AND 3, A DISTANCE OF 946.44 FEET TO THE POINT OF BEGINNING.

ALSO:

A 20 FOOT WIDE EASEMENT OVER AND ACROSS PART OF TAX LOT 2 OF U.S. SURVEY 400, CLAIM 321, TOWNSHIP 2 SOUTH, RANGE 11 WEST, OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, THE CENTERLINE OF SAID EASEMENT BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1 INCH HEX BAR WHICH MARKS THE SOUTHWEST CORNER OF U.S. SURVEY 400, CLAIM 321; THENCE AT AN ASSUMED BEARING OF NORTH 18 DEGREES 47 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF U.S. SURVEY 400, CLAIM 321, A DISTANCE OF 775.50 FEET TO AN IRON BAR WHICH MARKS THE COMMON CORNER BETWEEN TAX LOTS 2 AND 4 OF U.S. SURVEY 400, CLAIM 321; THENCE NORTH 03 DEGREES 00 MINUTES 38 SECONDS EAST, ALONG THE COMMON LINE BETWEEN TAX LOTS 2, 3, AND 4 OF U.S. SURVEY 400, CLAIM 321, A DISTANCE OF 2,644.70 FEET TO AN IRON BAR WHICH MARKS A COMMON CORNER OF TAX LOTS 2 AND 3 OF U.S. SURVEY 400, CLAIM 321; THENCE NORTH 00 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 756.24 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE SOUTH 28 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 23.88 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 40 DEGREES 52 MINUTES 27 SECONDS, A CHORD OF 83.80 FEET WHICH BEARS SOUTH 48 DEGREES 42 MINUTES 52 SECONDS EAST, AND AN ARC LENGTH OF 85.61 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 69 DEGREES 09 MINUTES 06 SECONDS EAST, A DISTANCE OF 78.34 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 32 MINUTES 32 SECONDS, A CHORD OF 152.98 FEET WHICH BEARS SOUTH 54 DEGREES 22 MINUTES 50 SECONDS EAST, AND AN ARC LENGTH OF 154.68 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 39 DEGREES 36 MINUTES 34 SECONDS EAST, A DISTANCE OF 77.89 FEET TO A POINT; THENCE SOUTH 45 DEGREES 08 MINUTES 08 SECONDS EAST, A DISTANCE OF 96.57 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING



Declaration ID: 20250806752674

Status: Assessor Review

Document No.: 438803

Recording Date: 8/11/2025

State/County Stamp: 1-202-709-104

A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 63 DEGREES 26 MINUTES 47 SECONDS, A CHORD OF 21.03 FEET WHICH BEARS SOUTH 13 DEGREES 24 MINUTES 45 SECONDS EAST, AND AN ARC LENGTH OF 22.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 18 DEGREES 18 MINUTES 39 SECONDS WEST, A DISTANCE OF 81.49 FEET TO A POINT; THENCE SOUTH 15 DEGREES 01 MINUTE 20 SECONDS WEST, A DISTANCE OF 176.16 FEET TO THE POINT OF TERMINATION OF SAID TWENTY (20) FEET WIDE EASEMENT CENTERLINE.

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 THE COUNTY OF MONROE, AND STATE OF ILLINOIS.

PPN: 06-13-200-006-000

PRIOR DEED: 397393

Step 4: Complete the requested information.

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

Seller Information

STEPHEN D. TRAUBE

Seller's or trustee's name

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

2124 N GEYER RD

Street address (after sale)

SAINT LOUIS

City

MO

State

63131-3303

ZIP

314-267-2970

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

STEPHEN SULLIVAN

Buyer's or trustee's name

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

2308 HH RD

Street address (after sale)

WATERLOO

City

IL

State

62298-5300

ZIP

314-971-3320

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:

STEPHEN SULLIVAN

Name or company

2308 HH RD

Street address

WATERLOO

City

IL

State

62298-5300

ZIP

USA

Country

Preparer Information

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW

Preparer and company name

Preparer's file number (if applicable)

CB250449

Escrow number (if applicable)

399 VETERANS PKWY

Street address

COLUMBIA

City

IL

State

62236-2507

ZIP



Declaration ID: 20250806752674

Status: Assessor Review

Document No.: 438803

Recording Date: 8/11/2025

State/County Stamp: 1-202-709-104

aevans@communitytitle.net

618-281-2040

204

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

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

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

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

Land \_\_\_\_\_

Buildings \_\_\_\_\_

Total \_\_\_\_\_

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

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

5 Comments

Illinois Department of Revenue Use

Tab number



**Declaration ID:** 20250806752674

**Status:** Assessor Review

**State/County Stamp:** 1-202-709-104

**Documnet No.:** 438803

**Recording Date:** 8/11/2025

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
JESSICA L. LISS	2124 N GEYER RD	ST LOUIS	MO	631310000	3142672970	USA

### Additional Buyers Information

<b>Buyer's name</b>	<b>Buyer's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Buyer's phone</b>	<b>Country</b>
KIMBERLY SULLIVAN	2308 HH RD	WATERLOO	IL	622980000	3149713320	USA



Declaration ID: 20250806750336  
 Status: Assessor Review  
 Document No.: 438709  
 Recording Date: 8/4/2025

State/County Stamp: 1-187-840-624



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 7506 D ROAD  
 Street address of property (or 911 address, if available)  
WATERLOO 62298-0000  
 City or village ZIP  
T2S R11W  
 Township

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

<u>06-24-200-003-000</u>	<u>5.1</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/1/2025  
 Date

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11 <u>490,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806750336

Status: Assessor Review

Document No.: 438709

Recording Date: 8/4/2025

State/County Stamp: 1-187-840-624

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			490,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			490,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			980.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			490.00
20 County tax stamps — multiply Line 18 by 0.25.	20			245.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			735.00

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

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 IN TOWNSHIP TWO SOUTH, RANGE ELEVEN WEST OF THE 3RD P.M., ALSO KNOWN AND DESCRIBED AS TAX LOT 1 OF SECTION 24 AS SHOWN ON PAGE 61 OF SURVEYOR'S OFFICIAL PLAT RECORD "A", MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE STONE WHICH MARKS THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 557.25 FEET TO THE CENTERLINE OF A 40 FOOT WIDE PUBLIC ROAD; THENCE NORTH AT AN ANGLE OF 90° 25' FROM THE LAST DESCRIBED COURSE ALONG THE CENTERLINE OF SAID PUBLIC ROAD A DISTANCE OF 126.18 FEET; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, RADIUS OF 732.01 FEET, INTERIOR ANGLE OF 8° 51', AN ARC DISTANCE OF 112.98 FEET; THENCE ALONG A TANGENT TO THE LAST DESCRIBED COURSE A DISTANCE OF 71.06 FEET; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS OF 270.13 FEET, INTERIOR ANGLE OF 34° 58', AN ARC DISTANCE OF 163.91 FEET; THENCE ALONG A TANGENT TO THE LAST DESCRIBED COURSE A DISTANCE OF 57.38 FEET; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, RADIUS OF 350.21 FEET; INTERIOR ANGLE OF 10° 35', AN ARC DISTANCE OF 64.46 FEET; THENCE ON A RADIAL LINE OF THE LAST DESCRIBED CURVE A DISTANCE OF 20 FEET; THENCE SOUTHEASTERLY TO A POINT IN THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND 230.0 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 230.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF THE TRACT WHICH LIES WITHIN THE PUBLIC ROAD ALONG THE WESTERLY LINE OF SAID TRACT.

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

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

**Seller Information**

MICHAEL & MIRANDA DITTMANN

Seller's or trustee's name

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

231 STONEHILL RDG

Street address (after sale)

VALMEYER

City

IL

State

62295-3235

ZIP

314-413-3860

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

THOMAS & HANNAH HUBER

Buyer's or trustee's name

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



Declaration ID: 20250806750336

Status: Assessor Review

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7506 D RD Street address (after sale) WATERLOO City IL State 62298-5114 ZIP

618-207-1527 Buyer's daytime phone USA Country Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

THOMAS & HANNAH HUBER Name or company 7506 D RD Street address WATERLOO City IL State 62298-5114 ZIP

Preparer Information

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

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

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

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

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

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



**Declaration ID:** 20250806750336

**Status:** Assessor Review

**Document No.:** 438709

**Recording Date:** 8/4/2025

**State/County Stamp:** 1-187-840-624

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Declaration ID: 20250806760793  
 Status: Assessor Review  
 Document No.: 438952  
 Recording Date: 8/21/2025

State/County Stamp: 0-377-948-784



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 4109 HANOVER ROAD  
 Street address of property (or 911 address, if available)

COLUMBIA 62236-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-02-300-002-000</u>	<u>2.50</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/14/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	<u>65,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250806760793

Status: Assessor Review

State/County Stamp: 0-377-948-784

Document No.: 438952

Recording Date: 8/21/2025

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			65,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	<input type="checkbox"/>	k
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			65,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			130.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			65.00
20	County tax stamps — multiply Line 18 by 0.25.	20			32.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			97.50

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

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

**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**

FLOYD C. ENGEL

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

311 INDEPENDENCE AVE WATERLOO IL 62298-1290  
Street address (after sale) City State ZIP

618-713-4167 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**

ZACHARY ENGEL

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

1040 W FALLEN LAKE DR WATERLOO IL 62298-1281  
Street address (after sale) City State ZIP

618-615-3890 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:**

ZACHARY ENGEL 1040 W FALLEN LAKE DR WATERLOO IL 62298-1281  
Name or company Street address City State ZIP

USA  
Country

**Preparer Information**

EMMA CHARLTON

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



Declaration ID: 20250806760793

Status: Assessor Review

Document No.: 438952

Recording Date: 8/21/2025

State/County Stamp: 0-377-948-784

399 VETERANS PKWY

Street address

COLUMBIA

City

IL

State

62236-2507

ZIP

echarlton@communitytitle.net

Preparer's email address (if available)

618-281-2040

Preparer's daytime phone

210

Phone extension

USA

Country

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

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

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

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

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

Land \_\_\_\_\_

Buildings \_\_\_\_\_

Total \_\_\_\_\_

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

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

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

Illinois Department of Revenue Use

Tab number



**Declaration ID:** 20250806760793

**Status:** Assessor Review

**Documnet No.:** 438952

**Recording Date:** 8/21/2025

**State/County Stamp:** 0-377-948-784

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
PAULA M. ENGEL	311 INDEPENDENCE AVE	WATERLOO	IL	622980000	6187134167	USA

### Additional Buyers Information

<b>Buyer's name</b>	<b>Buyer's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Buyer's phone</b>	<b>Country</b>
CASEY ENGEL	1040 W FALLEN LAKE DR	WATERLOO	IL	622980000	6186153890	USA



Declaration ID: 20250806769597  
 Status: Assessor Review  
 Document No.: 439047  
 Recording Date: 8/28/2025

State/County Stamp: 0-686-631-536



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2928 ESTATE 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>07-05-317-006-000</u>	<u>2.5</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/28/2025  
 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"/>	<input type="checkbox"/>	Land/lot only
b <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/>	Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/>	Office
g <input type="checkbox"/>	<input type="checkbox"/>	Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/>	Commercial building (specify):
i <input type="checkbox"/>	<input type="checkbox"/>	Industrial building
j <input type="checkbox"/>	<input type="checkbox"/>	Farm
k <input type="checkbox"/>	<input type="checkbox"/>	Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11 <u>640,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806769597

Status: Assessor Review

Document No.: 439047

Recording Date: 8/28/2025

State/County Stamp: 0-686-631-536

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			640,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			640,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,280.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			640.00
20 County tax stamps — multiply Line 18 by 0.25.	20			320.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			960.00

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

LOT 6 HANOVER ESTATES, FINAL PLAT, A SUBDIVISION OF PART OF TAX LOTS 5A, 5B, 6A, 13, 14A, 19, 20 AND 21 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, RECORDED JULY 19, 2005, IN ENVELOPE 2-202B AS DOCUMENT NO. 298905, OFFICE OF THE RECORDER, MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

ROBERT J. & CHRISTINA M. SCHMITT

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

605 NEVINS PL \_\_\_\_\_ NOLENSVILLE \_\_\_\_\_ TN \_\_\_\_\_ 37135-7440  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-606-6700 \_\_\_\_\_ 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**

SAMUEL ALLAN & SARAH MARIE ENGLAND

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

2928 ESTATE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5340  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-807-4953 \_\_\_\_\_ 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:**

SAMUEL ALLAN & SARAH MARIE \_\_\_\_\_ 2928 ESTATE DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5340  
Name of company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20250806769597

Status: Assessor Review

Document No.: 439047

Recording Date: 8/28/2025

State/County Stamp: 0-686-631-536

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

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

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

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

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



Declaration ID: 20250806771109  
 Status: Assessor Review  
 Document No.: 439043  
 Recording Date: 8/27/2025

State/County Stamp: 0-992-127-600



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 220 SARAH COURT  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-12-317-010-000</u>	<u>.56</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/21/2025  
 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: \_\_\_\_\_  
 Date

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

10 Identify only the items that apply to this sale.

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

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify):

s  Homestead exemptions on most recent tax bill:

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

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

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

11 Full actual consideration	11	<u>465,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250806771109

Status: Assessor Review

Document No.: 439043

Recording Date: 8/27/2025

State/County Stamp: 0-992-127-600

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			465,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			465,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			930.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			465.00
20 County tax stamps — multiply Line 18 by 0.25.	20			232.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			697.50

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

LOT 10 OF "ROSE MEADOWS- PHASE 1" FINAL PLAT BEING A RESUBDIVISION OF "DANNEHOLD FARMS ESTATES - PHASE III" AND A SUBDIVISION OF PART OF TAX LOT 2 OF U.S. SURVEY 721, CLAIM 507 TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED OCTOBER 11, 2005 IN PLAT ENVELOPE 2-209A 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.

IDENT 306634

PPN: 07-12-317-010-000

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

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

**Seller Information**

BRUCE E. STIPES AND JO-ANNE K. STIPES

Seller's or trustee's name

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

351 CANADIAN DR  
Street address (after sale)

STAUNTON  
City

IL  
State

62088-1586  
ZIP

618-340-0044  
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**

THE DEH TRUST DATED NOVEMBER 21,2024

Buyer's or trustee's name

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

220 SARAH CT  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-5585  
ZIP

618-541-6832  
Buyer's daytime phone

Phone extension

USA  
Country



Declaration ID: 20250806771109

Status: Assessor Review

Document No.: 439043

Recording Date: 8/27/2025

State/County Stamp: 0-992-127-600

Under penalties of perjury, I 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:

STATE BANK PO BOX 148 WATERLOO IL 62298-0148
Name or company Street address City State ZIP

USA
Country

Preparer Information

MICHELLE BLOM - COMMUNITY TITLE & ESCROW A250585
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
2600 STATE ST STE D ALTON IL 62002-5172
Street address City State ZIP
michelle@communitytitle.net 618-433-5010 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:** 20250806771109

**Status:** Assessor Review

**Document No.:** 439043

**Recording Date:** 8/27/2025

**State/County Stamp:** 0-992-127-600

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## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 108 LUCYS LANDING

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

WATERLOO 62298-0000  
City or village ZIP

T2S R10W  
Township

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

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

<u>07-13-117-019-000</u>	<u>1.01</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/1/2025  
Date

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

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

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

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

Current Intended

- a  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>502,500.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250706743514

Status: Assessor Review

Document No.: 438717

Recording Date: 8/4/2025

State/County Stamp: 2-116-616-816

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>502,500.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16 If this transfer is exempt, identify the provision.	16	<u>b</u>	<u>k</u>	<u>m</u>
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>502,500.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			<u>1,005.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>502.50</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>251.25</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>753.75</u>

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

LOT NUMBER NINETEEN (19) OF "STERRITT'S RUN", A SUBDIVISION; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN ENVELOPE 142-C IN THE RECORDER'S OFFICE OF THE RECORDER OF DEEDS, 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 THE COUNTY OF MONROE, AND STATE OF ILLINOIS.

PPN: 07-13-117-019-000

PRIOR DEED: 410978

**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**

VICKI L. TABOR

Seller's or trustee's name

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

4501 ELI DR APT I

Street address (after sale)

SAINT LOUIS

City

MO

State

63128-2363

ZIP

314-566-2683

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

JACOB POSEY

Buyer's or trustee's name

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

108 LUCYS LNDG

Street address (after sale)

WATERLOO

City

IL

State

62298-5510

ZIP

618-920-3345

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: 20250706743514

Status: Assessor Review

Document No.: 438717

Recording Date: 8/4/2025

State/County Stamp: 2-116-616-816

Mail tax bill to:

JACOB POSEY	108 LUCYS LNDG	WATERLOO	IL	62298-5510
Name or company	Street address	City	State	ZIP

Preparer Information

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW			USA	
Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	Country	
399 VETERANS PKWY	COLUMBIA	IL	62236-2507	
Street address	City	State	ZIP	
aevans@communitytitle.net	618-281-2040	204	USA	
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country	

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

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

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



**Declaration ID:** 20250706743514

**Status:** Assessor Review

**Document No.:** 438717

**Recording Date:** 8/4/2025

**State/County Stamp:** 2-116-616-816

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**Declaration ID:** 20250706743514

**Status:** Assessor Review

**State/County Stamp:** 2-116-616-816

**Documnet No.:** 438717

**Recording Date:** 8/4/2025

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### Additional Sellers Information

<u>Seller's name</u>	<u>Seller's address (after sale)</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>	<u>Seller's phone</u>	<u>Country</u>
PAUL TABOR	4501 ELI DR., UNIT I	ST. LOUIS	MO	631280000	3145662683	USA

### Additional Buyers Information

<u>Buyer's name</u>	<u>Buyer's address (after sale)</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>	<u>Buyer's phone</u>	<u>Country</u>
ALLISON POSEY	108 LUCYS LNDG	WATERLOO	IL	622980000	3147755964	USA



Declaration ID: 20250806751122  
 Status: Assessor Review  
 Document No.: 438740  
 Recording Date: 8/5/2025

State/County Stamp: 1-206-960-752



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 12 CAROL 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>07-13-133-005-000</u>	<u>.25</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/4/2025  
 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: \_\_\_\_\_

<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>243,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806751122

Status: Assessor Review

Document No.: 438740

Recording Date: 8/5/2025

State/County Stamp: 1-206-960-752

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			243,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	<input type="checkbox"/>	k
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			243,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			486.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			243.00
20 County tax stamps — multiply Line 18 by 0.25.	20			121.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			364.50

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

LOT NUMBER 5 (FIVE) OF COUNTRY ADDITION-LOU DEL SUBDIVISION, IN THE COUNTY OF MONROE AND IN THE STATE OF ILLINOIS, AS PER PLAT RECORDED IN ENVELOPE NUMBER 134-A IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY, ILLINOIS, AND ALSO SHOWN ON AMENDED PLAT RECORDED IN ENVELOPE NUMBER 160-C IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

ROBERT BANNING

Seller's or trustee's name

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

339 JENNY CT

Street address (after sale)

WATERLOO

City

IL

State

62298-0000

ZIP

217-791-1395

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**

NATHAN VOGT

Buyer's or trustee's name

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

12 CAROL DR

Street address (after sale)

WATERLOO

City

IL

State

62298-5542

ZIP

618-791-4108

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:**

NATHAN VOGT

Name or company

12 CAROL DR

Street address

WATERLOO

City

IL

State

62298-5542

ZIP

USA

Country

**Preparer Information**



Declaration ID: 20250806751122

Status: Assessor Review

Document No.: 438740

Recording Date: 8/5/2025

State/County Stamp: 1-206-960-752

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

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

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

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

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



Declaration ID: 20250806766420  
 Status: Assessor Review  
 Document No.: 438973  
 Recording Date: 8/22/2025

State/County Stamp: 1-842-629-232



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

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

1 11 KEVIN 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>07-13-133-009-000</u>	<u>0</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/14/2025  
 Date

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

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

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

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

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

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

- 10 Identify only the items that apply to this sale.
- a      Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b      Sale between related individuals or corporate affiliates
  - c      Transfer of less than 100 percent interest
  - d      Court-ordered sale
  - e      Sale in lieu of foreclosure
  - f      Condemnation
  - g      Short sale
  - h      Bank REO (real estate owned)
  - i      Auction sale
  - j      Seller/buyer is a relocation company
  - k      Seller/buyer is a financial institution or government agency
  - l      Buyer is a real estate investment trust
  - m      Buyer is a pension fund
  - n      Buyer is an adjacent property owner
  - o      Buyer is exercising an option to purchase
  - p      Trade of property (simultaneous)
  - q      Sale-leaseback
  - r X Other (specify): DEED DUE TO DIVORCE
  - 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>335.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806766420

Status: Assessor Review

Document No.: 438973

Recording Date: 8/22/2025

State/County Stamp: 1-842-629-232

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			335.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			335.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			0.50
20 County tax stamps — multiply Line 18 by 0.25.	20			0.25
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			0.75

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

THE FOLLOWING DESCRIBED PROPERTY IN THE COUNTY OF MONROE, STATE OF ILLINOIS, TO-WIT:

LOT NUMBER NINE (9) OF COUNTRY ADDITION - LOU DEL SUBDIVISION, IN THE COUNTY OF MONROE AND IN THE STATE OF ILLINOIS, AS PER PLAT RECORDED IN ENVELOPE NUMBER 134-A IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY, ILLINOIS, AND AS AMENDED PER PLAT RECORDED IN ENVELOPE NUMBER 160-C IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

BRETT L STEPHENS

Seller's or trustee's name

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

11 KEVIN ST

Street address (after sale)

WATERLOO

City

IL

State

62298-5548

ZIP

618-698-7241

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

BRETT L STEPHENS

Buyer's or trustee's name

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

11 KEVIN ST

Street address (after sale)

WATERLOO

City

IL

State

62298-5548

ZIP

618-698-7241

Buyer's daytime phone

Phone extension

USA

Country

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

**Mail tax bill to:**

BRETT L STEPHENS

Name or company

11 KEVIN ST

Street address

WATERLOO

City

IL

State

62298-5548

ZIP



Declaration ID: 20250806766420

Status: Assessor Review

Document No.: 438973

Recording Date: 8/22/2025

State/County Stamp: 1-842-629-232

Preparer Information

Preparer and company name: LUCAS FANCHER VYLLA TITLE LLC
Street address: 6200 TENNYSON PKWY
Preparer's email address (if available): lucas.fancher@vylla.com
Country: USA
Preparer's file number (if applicable):
Escrow number (if applicable): 75024-6100
City: PLANO
State: TX
ZIP:
Preparer's daytime phone: 469-344-4462
Phone extension:
Country: USA

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

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

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



**Declaration ID:** 20250806766420

**Status:** Assessor Review

**State/County Stamp:** 1-842-629-232

**Documnet No.:** 438973

**Recording Date:** 8/22/2025

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
DANIELLE STEPHENS	11 KEVIN STREET	WATERLOO	IL	622980000	6186987241	USA

### Additional Buyers Information



Declaration ID: 20250606716393  
 Status: Assessor Review  
 Document No.: 438991  
 Recording Date: 8/22/2025

State/County Stamp: 0-693-914-224



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 903 N ILLINOIS ROUTE 3  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-13-401-010-000</u>	<u>.71</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/15/2025  
 Date

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

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

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

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

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

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

<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>750,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250606716393

Status: Assessor Review

Document No.: 438991

Recording Date: 8/22/2025

State/County Stamp: 0-693-914-224

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>750,000.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16 If this transfer is exempt, identify the provision.	16	<u>b</u>	<u>k</u>	<u>m</u>
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>750,000.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			<u>1,500.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>750.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>375.00</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>1,125.00</u>

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

LOT THREE (3) IN THE "FINAL PLAT OF MARKET STREET PLAZA", PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, REFERENCE BEING MADE TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-179B AS DOCUMENT NO. 287314.

SITUATED IN MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

AMERICAN TRUST INSURANCE COMPANY

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

514 E VANDALIA ST \_\_\_\_\_ EDWARDSVILLE IL 62025-1855  
 Street address (after sale) City State ZIP

618-656-1514 \_\_\_\_\_ USA  
 Seller's daytime phone Phone extension Country

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

**Buyer Information**

THE BLUESTONE GROUP, LLC

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

514 E VANDALIA ST \_\_\_\_\_ EDWARDSVILLE IL 62025-1855  
 Street address (after sale) City State ZIP

618-656-1514 \_\_\_\_\_ USA  
 Buyer's daytime phone Phone extension Country

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

**Mail tax bill to:**

THE BLUESTONE GROUP, LLC 514 E VANDALIA ST EDWARDSVILLE IL 62025-1855  
 Name or company Street address City State ZIP

USA  
 Country



Declaration ID: 20250606716393

Status: Assessor Review

Document No.: 438991

Recording Date: 8/22/2025

State/County Stamp: 0-693-914-224

Preparer Information

JANET TRADER - ILLINOIS REAL ESTATE TITLE CENTER

202514361

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

2055 W ILES AVE

SPRINGFIELD

IL

62704-4193

Street address

City

State

ZIP

janet.trader@ilttitlecenter.com

618-418-4762

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

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



Declaration ID: 20250806757695  
 Status: Assessor Review  
 Document No.: 438888  
 Recording Date: 8/18/2025

State/County Stamp: 0-513-946-224



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

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

1 7957 GRIZZLY HOLLOW  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-16-101-010-000</u>	<u>3.4</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/15/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>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>551,900.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806757695

Status: Assessor Review

State/County Stamp: 0-513-946-224

Document No.: 438888

Recording Date: 8/18/2025

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>551,900.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16	If this transfer is exempt, identify the provision.	16	<u>  </u>	<u>b</u>	<u>  </u>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>551,900.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			<u>1,104.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>552.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>276.00</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>828.00</u>

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

LOT# 10 OF "DEER RUN ESTATES" BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 16, T.2 S., RANGE 10 W., 3RD P.M., MONROE COUNTY, ILLINOIS, AS SHOWN ON AMENDED PLAT THEREOF RECORDED IN PLAT ENVELOPE 197-C IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

EXCEPTING A PART OF LOT 10 OF "DEER RUN ESTATES" , DEEDED TO JAMES AND CHRISTINE BREIDECKER IN DEED RECORD 229 PAGE 484, AS DOCUMENT NO. 244011, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 10 OF "DEER RUN ESTATES", BEING A SUBDIVISION OF THE NORTH ONE-HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN ON AMENDED PLAT THEREOF RECORDED IN PLAT ENVELOPE 197-C IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON BAR WHICH MARKS THE NORTHWEST CORNER OF LOT 17 OF "DEER RUN ESTATES", SAID IRON BAR BEING THE MOST NORTHERLY CORNER OF LOT 10 OF "DEER RUN ESTATES"; THENCE AT AN ASSUMED BEARING OF SOUTH 00°-27'-06" EAST, ALONG THE WEST LINE OF SAID LOT 17 OF "DEER RUN ESTATES", ALSO BEING THE EAST LINE OF SAID LOT 10 OF "DEER RUN ESTATES", A DISTANCE OF 104.34 FEET TO AN IRON BAR WHICH MARKS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 32°-43'-41" WEST, ALONG THE WEST LINE OF LOT 11 OF DEER RUN ESTATES", ALSO BEING THE EAST LINE OF LOT 10 OF "DEER RUN ESTATES", A DISTANCE OF 171.32 FEET TO A POINT; THENCE NORTH 11°-20'-58" WEST, A DISTANCE OF 49.61 FEET TO AN IRON BAR, THENCE NORTH 47°-00'-00" EAST, A DISTANCE OF 140.00 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**

REVOCABLE TRUST OF GARY C. & MINDY L. SCHMIDT

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

6853 D RD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5101  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-973-5371 \_\_\_\_\_ 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**

MARTIN L. & HALEY M. KOVARIK



Declaration ID: 20250806757695

Status: Assessor Review

Document No.: 438888

Recording Date: 8/18/2025

State/County Stamp: 0-513-946-224

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 7957 GRIZZLY HOLW \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-6055  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 618-363-5761 \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
 Country \_\_\_\_\_

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

**Mail tax bill to:**

MARTIN L. & HALEY M. KOVARIK \_\_\_\_\_ 7957 GRIZZLY HOLW \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-6055  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 USA \_\_\_\_\_  
 Country \_\_\_\_\_

**Preparer Information**

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY  
 TITLE CO.  
 Preparer and company name \_\_\_\_\_ Preparer's file number (if applicable) \_\_\_\_\_ Escrow number (if applicable) \_\_\_\_\_  
 231 S MAIN ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1325  
 Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 closings@monroecountytitle.com \_\_\_\_\_ 618-939-8292 \_\_\_\_\_ USA \_\_\_\_\_  
 Preparer's email address (if available) \_\_\_\_\_ Preparer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

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

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

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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**Declaration ID:** 20250806757695

**Status:** Assessor Review

**Document No.:** 438888

**Recording Date:** 8/18/2025

**State/County Stamp:** 0-513-946-224

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Declaration ID: 20250806754506  
 Status: Assessor Review  
 Document No.: 438764  
 Recording Date: 8/7/2025

State/County Stamp: 0-801-776-240



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 7736 FOREST HILLS LANE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-17-400-011-000</u>	<u>5.00</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/24/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	<u>475,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250806754506

Status: Assessor Review

Document No.: 438764

Recording Date: 8/7/2025

State/County Stamp: 0-801-776-240

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			475,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			475,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			950.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			475.00
20	County tax stamps — multiply Line 18 by 0.25.	20			237.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			712.50

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

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON BAR WHICH MARKS THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 23 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 310.68 FEET TO AN IRON BAR WHICH MARKS THE SOUTHEAST CORNER OF A TRACT THERETOFORE CONVEYED TO LINDA L. SCHWARZE AS SHOWN BY DEED OF RECORD IN DEED RECORD 123 ON PAGE 487 IN THE RECORDER'S OFFICE OF MONROE COUNTY; THENCE DUE NORTH ALONG THE EAST LINE OF THE SAID LINDA L. SCHWARZE TRACT, A DISTANCE OF 668.89 FEET TO AN IRON BAR WHICH MARKS THE NORTHEAST CORNER OF SAID LINDA L. SCHWARZE TRACT; THENCE SOUTH 87 DEGREES 53 MINUTES 39 SECONDS EAST, A DISTANCE OF 331.10 FEET TO AN IRON BAR WHICH LIES ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREE 45 MINUTES 06 SECONDS WEST ALONG THE SAID EAST LINE OF THE POINT OF BEGINNING, A DISTANCE OF 671.18 FEET.

INCLUDING HEREIN THE RIGHT OF INGRESS AND EGRESS ALONG WITH OTHERS, OVER, ALONG AND ACROSS THE PRESENT EXISTING ROADWAY EXTENDING FROM SAID ABOVE DESCRIBED TRACT, EASTERLY AND NORTHERLY TO ITS INTERSECTION WITH A PUBLIC ROADWAY IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17.

SITUATED IN THE COUNTY OF MONROE, STATE OF ILLINOIS.

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

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

**Seller Information**

DENNIS GENE LAFLÉN

Seller's or trustee's name

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

124 COUNTRY CLUB ACRES

Street address (after sale)

BELLEVILLE

City

IL

State

62223-3610

ZIP

618-578-2381

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: 20250806754506

Status: Assessor Review

Document No.: 438764

Recording Date: 8/7/2025

State/County Stamp: 0-801-776-240

KEISHA MCMULLEN

Buyer's or trustee's name

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

7736 FOREST HILLS LN

Street address (after sale)

WATERLOO

City

IL

State

62298-5224

ZIP

309-613-8510

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:

KEISHA MCMULLEN

Name or company

7736 FOREST HILLS LN

Street address

WATERLOO

City

IL

State

62298-5224

ZIP

USA

Country

Preparer Information

FRANCESCA LIVINGSTON - FREEDOM TITLE

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

16090 SWINGLEY RIDGE RD

Street address

CHESTERFIELD

City

MO

State

63017-6028

ZIP

francesca@freedom-title.com

Preparer's email address (if available)

314-786-4000

Preparer's daytime phone

Phone extension

USA

Country

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

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

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



**Declaration ID:** 20250806754506

**Status:** Assessor Review

**Document No.:** 438764

**Recording Date:** 8/7/2025

**State/County Stamp:** 0-801-776-240

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**Declaration ID:** 20250806754506

**Status:** Assessor Review

**Documnet No.:** 438764

**Recording Date:** 8/7/2025

**State/County Stamp:** 0-801-776-240

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
ONNA MARCELLA LAFLEN	124 COUNTRY CLUB ACRES	BELLEVILLE	IL	622230000	6185782381	USA

### Additional Buyers Information

<b>Buyer's name</b>	<b>Buyer's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Buyer's phone</b>	<b>Country</b>
JOSHUAH MCMULLEN	7736 FOREST HILLS LN.	WATERLOO	IL	622980000	3096138510	USA



Declaration ID: 20250806756148  
 Status: Assessor Review  
 Document No.: 438785  
 Recording Date: 8/8/2025

State/County Stamp: 1-442-325-104



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 504 N MOORE STREET  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-24-382-014-000</u>	<u>80 x 150.5</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/7/2025  
 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: 20250806756148

Status: Assessor Review

Document No.: 438785

Recording Date: 8/8/2025

State/County Stamp: 1-442-325-104

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

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

ONE HUNDRED FIFTY AND ONE-HALF (150.5) FEET OFF OF THE WEST END OF LOTS 9-A AND 8-B OF PAUTLER HEIGHTS NO. 2, A SUBDIVISION TO THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN OF RECORD ON PAGE 61 IN THE SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS), NOW IN PLAT ENVELOPE 193-A AND 193-B, OF MONROE COUNTY, ILLINOIS RECORDS.

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

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

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

**Seller Information**

BLUE BIRD SKY ASSETS LLC

Seller's or trustee's name

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

PO BOX 461

Street address (after sale)

WATERLOO

City

IL

State

62298-0461

ZIP

618-340-3699

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**

KASEY R SMITH

Buyer's or trustee's name

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

504 N MOORE ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1001

ZIP

619-281-7474

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:**

KASEY R SMITH

Name or company

504 N MOORE ST

Street address

WATERLOO

City

IL

State

62298-1001

ZIP



**Declaration ID:** 20250806756148  
**Status:** Assessor Review  
**Document No.:** 438785  
**Recording Date:** 8/8/2025

**State/County Stamp:** 1-442-325-104

**Preparer Information**

Preparer and company name		USA	Escrow number (if applicable)	
MARIAN ELLIOTT COLUMBIA TITLE CO., INC.		Country		
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

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



Declaration ID: 20250806765410  
 Status: Assessor Review  
 Document No.: 438962  
 Recording Date: 8/21/2025

State/County Stamp: 0-341-674-608



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 412 MONROE STREET

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

WATERLOO

62298-0000

City or village

ZIP

T2S R10W

Township

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

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

07-24-383-013-000

.23

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 8/21/2025

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   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>28,478.00</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 11 208,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250806765410

Status: Assessor Review

Document No.: 438962

Recording Date: 8/21/2025

State/County Stamp: 0-341-674-608

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			208,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			208,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			416.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			208.00
20 County tax stamps — multiply Line 18 by 0.25.	20			104.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			312.00

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

THE WESTERLY ONE-HALF (1/2) OF LOT NO. THIRTY (30) IN PAUTLER HEIGHTS NO. TWO (2) IN SURVEY 640, CLAIM NO. 562, TOWNSHIP TWO (2) SOUTH, RANGE TEN (10) WEST OF THE 3RD P.M., AS SHOWN BY PLAT OF MONROE COUNTY, ILLINOIS, IN PLAT BOOK "A", PAGE 143, NOW IN PLAT ENVELOPE 46-A, CITY OF WATERLOO, COUNTY OF MONROE, STATE OF ILLINOIS.

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

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

**Seller Information**

BRENDON GARWOOD

Seller's or trustee's name

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

1 GERMANIA DR  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-1530  
ZIP

618-623-6601  
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**

VALERIE HARPER

Buyer's or trustee's name

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

412 MONROE ST  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1120  
ZIP

314-630-7277  
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:**

VALERIE HARPER  
Name or company

412 MONROE ST  
Street address

WATERLOO  
City

IL  
State

62298-1120  
ZIP

**Preparer Information**

USA  
Country



Declaration ID: 20250806765410

Status: Assessor Review

Document No.: 438962

Recording Date: 8/21/2025

State/County Stamp: 0-341-674-608

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

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

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

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

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



Declaration ID: 20250806762682  
 Status: Assessor Review  
 Document No.: 438915  
 Recording Date: 8/19/2025

State/County Stamp: 1-191-260-784



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 703 ILLINOIS AVENUE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

07-25-133-012-000	.13	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/18/2025  
 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       | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | Residence (single-family, condominium, townhome, or duplex) |
| c       | _____   | Mobile home residence                                       |
| d       | _____   | Apartment building (6 units or less) No. of units: _____    |
| e       | _____   | Apartment building (over 6 units) No. of units: _____       |
| f       | _____   | Office  |
| g       | _____   | Retail establishment  |
| h       | _____   | Commercial building (specify):                              |
| i       | _____   | Industrial building   |
| j       | _____   | Farm  |
| k       | _____   | Other (specify):  |

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11 149,900.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20250806762682

Status: Assessor Review

Document No.: 438915

Recording Date: 8/19/2025

State/County Stamp: 1-191-260-784

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			149,900.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			149,900.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			300.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			150.00
20 County tax stamps — multiply Line 18 by 0.25.	20			75.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			225.00

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

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF GRAND AVENUE AND THE NORTH LINE OF ILLINOIS AVENUE, IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, BEING ALSO THE SOUTHEAST CORNER OF TAX LOT 52 OF "WEST OUTLOTS" IN SAID CITY OF WATERLOO, AS SHOWN ON PAGE 46 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS; THENCE WESTERLY 50 FEET ALONG THE NORTH LINE OF ILLINOIS AVENUE TO A POST AT THE SOUTHEAST CORNER OF TAX LOT 53 OF "WEST OUTLOTS" IN SAID CITY FOR A BEGINNING CORNER; THENCE WESTERLY 50 FEET ALONG THE NORTH LINE OF ILLINOIS AVENUE, TO A POST AT THE SOUTHWEST CORNER OF SAID TAX LOT 53; THENCE NORTHERLY 115 FEET ALONG THE WEST LINE OF SAID TAX LOT 53 TO A POST; THENCE EASTERLY 50 FEET TO A POST ON THE EAST LINE OF SAID TAX LOT 53; THENCE SOUTHERLY 115 FEET ALONG THE EAST LINE OF SAID TAX LOT 53 TO THE PLACE OF BEGINNING, AND BEING THE SOUTH 115 FEET OF TAX LOT 53 OF "WEST OUTLOTS" IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

THE KATHLEEN A. OBERTO TRUST

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

228 W CASCADE DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-1104  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-340-2553 \_\_\_\_\_  
 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**

ISAIAH STARR

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

703 ILLINOIS AVE \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1114  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-660-5145 \_\_\_\_\_  
 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: 20250806762682

Status: Assessor Review

Document No.: 438915

Recording Date: 8/19/2025

State/County Stamp: 1-191-260-784

ISAIAH STARR	703 ILLINOIS AVE	WATERLOO	IL	62298-1114
Name or company	Street address	City	State	ZIP

**Preparer Information**

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

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

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

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

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

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



Declaration ID: 20250806766182  
 Status: Assessor Review  
 Document No.: 438999  
 Recording Date: 8/25/2025

State/County Stamp: 1-243-499-120



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 320 N LIBRARY 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>07-25-202-010-000</u>	<u>.15</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/22/2025  
 Date

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

b    Sale between related individuals or corporate affiliates

c    Transfer of less than 100 percent interest

d    Court-ordered sale

e    Sale in lieu of foreclosure

f    Condemnation

g    Short sale

h    Bank REO (real estate owned)

i    Auction sale

j    Seller/buyer is a relocation company

k    Seller/buyer is a financial institution or government agency

l    Buyer is a real estate investment trust

m    Buyer is a pension fund

n    Buyer is an adjacent property owner

o    Buyer is exercising an option to purchase

p    Trade of property (simultaneous)

q    Sale-leaseback

r    Other (specify): \_\_\_\_\_

s X Homestead exemptions on most recent tax bill:

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

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

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

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



Declaration ID: 20250806766182

Status: Assessor Review

Document No.: 438999

Recording Date: 8/25/2025

State/County Stamp: 1-243-499-120

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			250,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			250,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			500.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			250.00
20 County tax stamps — multiply Line 18 by 0.25.	20			125.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			375.00

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

LOT 15 OF A. J. KOENIGSMARK'S ADDITION TO THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS IN SECTION 25 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF 3RD P.M.; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN BOOK OF PLATS "B" ON PAGE 71, AND NOW IN PLAT ENVELOPE 75-A.

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

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

**Seller Information**

CANDACE M. BUCKMAN

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

1404 HAMPTON CT \_\_\_\_\_ BELLEVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62223-2711  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-791-3296 \_\_\_\_\_ 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**

ANTHONY ARMBRECHT

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

320 N LIBRARY ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1123  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-616-4878 \_\_\_\_\_ 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:**

ANTHONY ARMBRECHT \_\_\_\_\_ 320 N LIBRARY ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1123  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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



Declaration ID: 20250806766182

Status: Assessor Review

Document No.: 438999

Recording Date: 8/25/2025

State/County Stamp: 1-243-499-120

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

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

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

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

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



Declaration ID: 20250806756310  
 Status: Assessor Review  
 Document No.: 438847  
 Recording Date: 8/14/2025

State/County Stamp: 0-345-870-960



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

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

1 320 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>07-25-204-001-000</u>	<u>.17</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/12/2025  
 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	12,651.00

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

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

11 Full actual consideration	11 <u>200,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806756310

Status: Assessor Review

Document No.: 438847

Recording Date: 8/14/2025

State/County Stamp: 0-345-870-960

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

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

PARCEL 1:

EIGHTY-FIVE (85) FEET OFF OF THE NORTH END OF THE FOLLOWING DESCRIBED REAL ESTATE: TAX LOT 19 IN THE NORTHEAST QUARTER OF SECTION 25 OF T. 2 S., R. 10 WEST OF THE 3RD P.M. IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS AS SHOWN ON PAGE 1 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS OF MONROE COUNTY, ILLINOIS RECORDS. SITUATED IN THE CITY OF WATERLOO, COUNTY OF MONROE AND STATE OF ILLINOIS.

PARCEL 2:

PART OF TAX LOT 3 OF SURVEY 640, CLAIM 562, IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 115 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TAX LOT 19 IN THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., AS SHOWN ON PAGE 1 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS OF MONROE COUNTY, ILLINOIS RECORDS, AND SAID POINT BEING ON THE SOUTH LINE OF SAID SURVEY 640; THENCE EASTERLY 79 FEET 2 INCHES ALONG THE NORTH LINE OF SAID TAX LOT 19, BEING ALSO THE SOUTH LINE OF SAID SURVEY 640, TO A POINT AT THE NORTHEAST CORNER OF SAID TAX LOT 19; THENCE NORTH 10 FEET ALONG A LINE BEING THE EXTENSION OF THE EAST LINE OF SAID TAX LOT 19 TO A POINT; THENCE WEST 79 FEET 2 INCHES ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TAX LOT 19 TO A POINT; THENCE SOUTH 10 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**

WILLARD J. KREBEL

Seller's or trustee's name

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

320 N CHURCH ST  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1122  
ZIP

618-410-6848  
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**

COLLIN J. AMANN

Buyer's or trustee's name

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



Declaration ID: 20250806756310

Status: Assessor Review

Document No.: 438847

Recording Date: 8/14/2025

State/County Stamp: 0-345-870-960

320 N CHURCH ST  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-1122  
ZIP

618-606-2769

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:**

COLLIN J. AMANN  
Name or company

320 N CHURCH ST  
Street address

WATERLOO  
City

IL  
State

62298-1122  
ZIP

**Preparer Information**

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

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

231 S MAIN ST  
Street address

WATERLOO  
City

IL  
State

62298-1325  
ZIP

closings@monroecountytitle.com  
Preparer's email address (if available)

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

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

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

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



**Declaration ID:** 20250806756310

**Status:** Assessor Review

**Document No.:** 438847

**Recording Date:** 8/14/2025

**State/County Stamp:** 0-345-870-960

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**Declaration ID:** 20250806756310

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**Documnet No.:** 438847

**Recording Date:** 8/14/2025

**State/County Stamp:** 0-345-870-960

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JACEY J. WOODARD	320 N CHURCH ST	WATERLOO	IL	622980000	6186062769	USA



Declaration ID: 20250806757814  
 Status: Assessor Review  
 Document No.: 438873  
 Recording Date: 8/15/2025

State/County Stamp: 0-250-663-536



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 105 GARDNER STREET  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

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

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

<u>07-25-284-011-000</u>	<u>.12</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/15/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify):

s  Homestead exemptions on most recent tax bill:

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

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

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

11 Full actual consideration	11 <u>220,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806757814

Status: Assessor Review

State/County Stamp: 0-250-663-536

Document No.: 438873

Recording Date: 8/15/2025

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>220,000.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16	If this transfer is exempt, identify the provision.	16	<u>  </u>	<u>b</u>	<u>  </u>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>220,000.00</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>440.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>220.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>110.00</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>330.00</u>

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

BEGINNING AT A POST ON THE EAST BOUNDARY LINE OF MAIN STREET AND ON THE NORTH BOUNDARY LINE OF THE STREET WHICH RUNS FROM MAIN TO MARKET STREETS ALONG THE SOUTH SIDE OF THE SUBDIVISION OF ERD AND CAWI; THENCE NORTH PARALLEL WITH EAST SIDE OF MAIN STREET SIXTY (60) FEET; THENCE EAST PARALLEL WITH SAID STREET RUNNING FORM MAIN TO MARKET STREET TO A POST ON WEST SIDE OF AN ALLEY; THENCE SOUTH ALONG WEST LINE OF SAID ALLEY SIXTY (60) FEET TO A POST ON NORTH SIDE OF SAID STREET; THENCE WEST ALONG THE NORTH LINE OF SAID STREET TO THE PLACE OF BEGINNING; BEING THE SAME PREMISES ACQUIRED BY LOUIS SAUER AND FRANCES SAUER, HUSBAND AND WIFE, FROM JOHN F. SCHULT AND WIFE BY WARRANTY DEED DATED NOVEMBER 3RD, 1917 AND RECORDED IN DEED RECORD 42 ON PAGE 339 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; BEING ALSO KNOWN AND DESCRIBED AS LOT 1 OF FERD CAWI'S SUBDIVISION TO THE TOWN, NOW CITY OF WATERLOO, ILLINOIS, AS SHOWN BY PAGE 13 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS).

EXCEPTING HOWEVER, THAT PART OF THE PREVIOUSLY DESCRIBED REAL ESTATE DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SW CORNER OF LOT 1 OF FERD CAWI'S SUBDIVISION IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 13 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS, THENCE NORTHWESTERLY 60 FEET ALONG THE EAST LINE OF MAIN STREET IN SAID CITY TO THE NORTH WEST CORNER OF SAID LOT 1, THENCE EAST 76 FEET ALONG THE LINE BETWEEN LOTS 1 & 2 OF SAID SUBDIVISION TO A POST, THENCE S. 4 DEGREES 25 MINUTES EAST 59.5 FEET TO A POST ON THE SOUTH LINE OF SAID LOT 1, THENCE WEST 70 FEET ALONG THE SOUTH LINE OF LOT 1 TO THE PLACE OF BEGINNING AND BEING PART OF LOT 1 OF FERD CAWI'S SUBDIVISION IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS.

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

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

**Seller Information**

JACOB POSEY

Seller's or trustee's name

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

108 LUCYS LNDG

Street address (after sale)

WATERLOO

City

IL

State

62298-5510

ZIP

618-340-3092

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**

CLIFFORD M. HADDICK

Buyer's or trustee's name

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

105 GARDNER ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1628

ZIP



**Declaration ID:** 20250806757814  
**Status:** Assessor Review  
**Document No.:** 438873  
**Recording Date:** 8/15/2025

**State/County Stamp:** 0-250-663-536

618-340-6977  
 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:**

CLIFFORD M. HADDICK \_\_\_\_\_ 105 GARDNER ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1628  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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

**Preparer Information**

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

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

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

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

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

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



**Declaration ID:** 20250806757814

**Status:** Assessor Review

**Document No.:** 438873

**Recording Date:** 8/15/2025

**State/County Stamp:** 0-250-663-536

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Declaration ID: 20250806758139  
 Status: Assessor Review  
 Document No.: 438936  
 Recording Date: 8/19/2025

State/County Stamp: 0-639-660-656



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

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

1 500 PAUL DRIVE  
 Street address of property (or 911 address, if available)  
WATERLOO 62298-0000  
 City or village ZIP  
T2S R10W  
 Township

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

<u>07-25-382-016-000</u>	<u>.27</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/18/2025  
 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 6,000.00  
 2 Senior Citizens 0.00  
 3 Senior Citizens Assessment Freeze 0.00

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

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

11 Full actual consideration	11	<u>344,900.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250806758139

Status: Assessor Review

Document No.: 438936

Recording Date: 8/19/2025

State/County Stamp: 0-639-660-656

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No			
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			344,900.00			
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00			
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00			
16 If this transfer is exempt, identify the provision.	16	<input type="checkbox"/>	b	<input type="checkbox"/>	k	<input type="checkbox"/>	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			344,900.00			
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			690.00			
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			345.00			
20 County tax stamps — multiply Line 18 by 0.25.	20			172.50			
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			517.50			

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

LOT NO. 57 OF THE THIRD ADDITION TO "LAKEVIEW ESTATES", BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 25, T. 2 S., R. 10 W. OF THE 3RD P.M., IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AS SHOWN BY PLAT ENVELOPE 149-D 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**

MARTIN L. & HALEY M. KOVARIK

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

7957 GRIZZLY HOLW \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-6055  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-363-5761 \_\_\_\_\_  
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**

LUCAS & VANESSA SMOTHERS

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

500 PAUL DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1469  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-340-2509 \_\_\_\_\_  
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:**

LUCAS & VANESSA SMOTHERS \_\_\_\_\_ 500 PAUL DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1469  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

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



Declaration ID: 20250806758139

Status: Assessor Review

Document No.: 438936

Recording Date: 8/19/2025

State/County Stamp: 0-639-660-656

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

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

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

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

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



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 808 STIENING STREET

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

WATERLOO

62298-0000

City or village

ZIP

T2S R10W

Township

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

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

07-25-402-003-000

.28

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 8/18/2025

Date

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

Quit claim deed  Executor deed  Trustee deed

Beneficial interest  Other (specify):

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

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

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

Current Intended

a   Land/lot only

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

c   Mobile home residence

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

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

f   Office

g   Retail establishment

h   Commercial building (specify):

i   Industrial building

j   Farm

k   Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	190,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250806758123

Status: Assessor Review

Document No.: 438908

Recording Date: 8/18/2025

State/County Stamp: 0-066-925-168

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			190,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	<input type="checkbox"/>	k <input type="checkbox"/>
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			190,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			380.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			190.00
20 County tax stamps — multiply Line 18 by 0.25.	20			95.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			285.00

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

PART OF TAX LOT 1-M OF SECTION 25 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TAX LOT 1-M OF SAID SECTION 25, AS SHOWN ON PAGE 39 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A"; THENCE SOUTH 10 DEGREES EAST 194 FEET ALONG THE EASTERLY LINE OF SAID TAX LOT 1-M TO A POINT; THENCE SOUTH 81 DEGREES 10' WEST FOR A DISTANCE OF 172 FEET TO A POINT OF BEGINNING OF THE PREMISES HEREIN DESCRIBED; THENCE CONTINUING SOUTH 81 DEGREES 10' WESTG, FOR A DISTANCE, WHEN MEASURED AT RIGHT ANGLES FROM THE POINT OF BEGINNING, WITH THE PROPERTY LINE OF THE ADJOINING LOT, OF 57 FEET; THENCE SOUTHERLY, ON A LINE TO INTERSECT THE SOUTH LINE OF SAID TAX LOT 1-M AT A POINT WHICH IS 57 FEET WESTERLY OF THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOHN BRINKMANN AND WIFE BY DEED DATED JULY 19, 1960, RECORDED IN BOOK 84 OF DEEDS, PAGE 460 OF MONROE COUNTY, ILLINOIS RECORDS, WHEN MEASURED AT RIGHT ANGLES; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TAX LOT 1-M, FOR THE APPROXIMATE DISTANCE OF 57 FEET TO THE SOUTHWEST CORNER OF THE SAID BRINKANN LOT; THENCE NORTHERLY ALONG THE BRINKMANN PROPERTY LINE 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**

ANGELA F. SCHLEMMER

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

1001 EVANSVILLE AVE \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-766-7028 \_\_\_\_\_ 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**

JOSE J. ROMERO

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

5906 WILLOW OAK DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3076  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-939-6440 \_\_\_\_\_ USA \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_



Declaration ID: 20250806758123

Status: Assessor Review

Document No.: 438908

Recording Date: 8/18/2025

State/County Stamp: 0-066-925-168

Under penalties of perjury, I 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:

JOSE J. ROMERO 5906 WILLOW OAK DR WATERLOO IL 62298-3076
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 Use Tab number



**Declaration ID:** 20250806758123

**Status:** Assessor Review

**Document No.:** 438908

**Recording Date:** 8/18/2025

**State/County Stamp:** 0-066-925-168

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Declaration ID: 20250706747007  
 Status: Assessor Review  
 Document No.: 438801  
 Recording Date: 8/11/2025

State/County Stamp: 0-464-511-600



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

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

1 506 STIENING STREET  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R10W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>07-25-404-012-000</u>	<u>50x100</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/5/2025  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a	<input type="checkbox"/>	Land/lot only
b	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c	<input type="checkbox"/>	Mobile home residence
d	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f	<input type="checkbox"/>	Office
g	<input type="checkbox"/>	Retail establishment
h	<input type="checkbox"/>	Commercial building (specify):
i	<input type="checkbox"/>	Industrial building
j	<input type="checkbox"/>	Farm
k	<input type="checkbox"/>	Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 Date

Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify):

10 Identify only the items that apply to this sale.

a  Fulfillment of installment contract  
 year contract initiated : \_\_\_\_\_

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify):

s  Homestead exemptions on most recent tax bill:

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

**Step 2: Calculate the amount of transfer tax due.**

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>215,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250706747007

Status: Assessor Review

Document No.: 438801

Recording Date: 8/11/2025

State/County Stamp: 0-464-511-600

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			215,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			215,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			430.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			215.00
20	County tax stamps — multiply Line 18 by 0.25.	20			107.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			322.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

COMMENCING AT THE NORTHWEST CORNER OF LOT NO. NINE (9) OF BLOCK NO. TEN (10) OF ROSE & O'MELVENY'S ADDITION TO THE TOWN, NOW CITY OF WATERLOO, ILLINOIS; THENCE EAST, ALONG THE SOUTH LINE OF AN ALLEY, 100 FEET TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 10 OF SAID ADDITION; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 8, 50 FEET TO A POST; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID LOTS 8 AND 9, 100 FEET TO A POST ON THE EAST LINE OF STIENING STREET (FORMERLY SPRING STREET); THENCE NORTH, ALONG THE EAST LINE OF STIENING STREET, 50 FEET TO THE PLACE OF BEGINNING, BEING THE NORTH 50 FEET OFF OF LOTS 8 AND 9 BLOCK 10 ROSE & O'MELVENY'S ADDITION TO THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, BEING RECORDED IN THE MONROE COUNTY RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS, IN PLAT ENVELOP 2-347B.

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 THE COUNTY OF MONROE, AND STATE OF ILLINOIS.

PPN: 07-25-404-012-000

PRIOR DEED: 430029

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

JACOB M. WASHAUSEN

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

211 N CALE ST

Street address (after sale)

POSEYVILLE

City

IN

State

47633-9056

ZIP

618-340-2946

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**

ANGELA BORISUK

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

506 STIENING ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1452

ZIP



Declaration ID: 20250706747007

Status: Assessor Review

Document No.: 438801

Recording Date: 8/11/2025

State/County Stamp: 0-464-511-600

618-972-7541

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:

ANGELA BORISUK

Name or company

506 STIENING ST

Street address

WATERLOO

City

IL

State

62298-1452

ZIP

Preparer Information

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW

Preparer and company name

Preparer's file number (if applicable)

CB250480

Escrow number (if applicable)

399 VETERANS PKWY

Street address

COLUMBIA

City

IL

State

62236-2507

ZIP

aevans@communitytitle.net

Preparer's email address (if available)

618-281-2040

Preparer's daytime phone

204

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

To be completed by the Chief County Assessment Officer	
<p><b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
Illinois Department of Revenue Use	Tab number



**Declaration ID:** 20250706747007

**Status:** Assessor Review

**Document No.:** 438801

**Recording Date:** 8/11/2025

**State/County Stamp:** 0-464-511-600

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Declaration ID: 20250806763645  
 Status: Assessor Review  
 Document No.: 439013  
 Recording Date: 8/25/2025

State/County Stamp: 1-089-915-504



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**Step 1: Identify the property and sale information.**

1 615 MORRISON AVENUE

Street address of property (or 911 address, if available)

WATERLOO

62298-0000

City or village

ZIP

T2S R10W

Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

07-25-436-014-000

22x155

Dimensions

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 8/22/2025

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 11 302,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250806763645

Status: Assessor Review

Document No.: 439013

Recording Date: 8/25/2025

State/County Stamp: 1-089-915-504

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			302,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			302,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			604.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			302.00
20 County tax stamps — multiply Line 18 by 0.25.	20			151.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			453.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. TWO (2) IN BLOCK NO. FOUR (4) IN ROSE AND O'MELVENY'S ADDITION IN THE CITY OF WATERLOO, ILLINOIS; THENCE IN A SOUTHEASTERLY COURSE ALONG THE EAST LINE OF LOT NO. ONE (1) IN SAID BLOCK NO. FOUR (4) FIFTY (50) FEET FOR A BEGINNING CORNER; THENCE CONTINUING IN THE SAME COURSE ALONG THE EAST LINE ALONG SAID LOT NO. ONE (1) IN BLOCK NO. FOUR (4) TO THE SOUTHEAST CORNER OF SAID LOT NO. ONE (1) IN BLOCK NO. FOUR (4); THENCE IN A WESTERLY COURSE ALONG THE SOUTH LINE OF SAID LOT NO. ONE (1) IN BLOCK NO. FOUR (4) TO THE SOUTHWEST CORNER OF SAID LOT; THENCE IN A NORTHWESTERLY COURSE ALONG THE WEST LINE OF SAID LOT NO. ONE (1) IN BLOCK NO. FOUR (4) TWENTY-TWO (22) FEET TO A POST; THENCE IN A NORTHEASTERLY DIRECTION TO THE PLACE OF BEGINNING. FILED IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 25, NOW IN PLAT ENVELOPE 2-347B.

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 THE COUNTY OF MONROE, AND STATE OF ILLINOIS.

PPN: 07-25-436-014-000

PRIOR DEED: 358830

**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**

FRANCES SUZANNE BLUMENTRITT

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

4611 KASKASKIA RD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3713  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-977-3388 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

JASON WEISS

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

615 MORRISON AVE \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1721  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP



**Declaration ID:** 20250806763645  
**Status:** Assessor Review  
**Document No.:** 439013  
**Recording Date:** 8/25/2025

**State/County Stamp:** 1-089-915-504

618-792-0109  
 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:**

JASON WEISS \_\_\_\_\_ 615 MORRISON AVE \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1721  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA  
 Country \_\_\_\_\_

**Preparer Information**

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW \_\_\_\_\_ CB250564  
 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 \_\_\_\_\_

aevans@communitytitle.net \_\_\_\_\_ 618-281-2040 \_\_\_\_\_ 204 \_\_\_\_\_ USA  
 Preparer's email address (if available) \_\_\_\_\_ Preparer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Identify any required documents submitted with this form.** (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
 \_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____            County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.            _____</p> <p>Land _____            Buildings _____            Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
<p><b>Illinois Department of Revenue Use</b></p>	<p><b>Tab number</b></p>



**Declaration ID:** 20250806763645

**Status:** Assessor Review

**Document No.:** 439013

**Recording Date:** 8/25/2025

**State/County Stamp:** 1-089-915-504



Declaration ID: 20250706726144  
 Status: Assessor Review  
 Document No.: 438735  
 Recording Date: 8/5/2025

State/County Stamp: 1-010-467-440



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 1209 WAYMAKER LN  
 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>07-35-250-092-000</u>	<u>.24</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/8/2025  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.  
 Current Intended

- a  Land/lot only
- b   Residence (single-family, condominium, townhome, or duplex)
- c  Mobile home residence
- d  Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e  Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f  Office
- g  Retail establishment
- h  Commercial building (specify): \_\_\_\_\_
- i  Industrial building
- j  Farm
- k  Other (specify): \_\_\_\_\_

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

- 10 Identify only the items that apply to this sale.
- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b  Sale between related individuals or corporate affiliates
  - c  Transfer of less than 100 percent interest
  - d  Court-ordered sale
  - e  Sale in lieu of foreclosure
  - f  Condemnation
  - g  Short sale
  - h  Bank REO (real estate owned)
  - i  Auction sale
  - j  Seller/buyer is a relocation company
  - k  Seller/buyer is a financial institution or government agency
  - l  Buyer is a real estate investment trust
  - m  Buyer is a pension fund
  - n  Buyer is an adjacent property owner
  - o  Buyer is exercising an option to purchase
  - p  Trade of property (simultaneous)
  - q  Sale-leaseback
  - r  Other (specify): \_\_\_\_\_
  - s  Homestead exemptions on most recent tax bill:
 

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>62,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250706726144

Status: Assessor Review

Document No.: 438735

Recording Date: 8/5/2025

State/County Stamp: 1-010-467-440

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>62,000.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16 If this transfer is exempt, identify the provision.	16	<u>b</u>	<u>k</u>	<u>m</u>
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>62,000.00</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>124.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>62.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>31.00</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>93.00</u>

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 92 OF "SILVER CREEK CROSSING 1ST ADDITION PHASE 2"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AS DOCUMENT NO. 434530, IN PLAT ENVELOPE 2-180B.

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 THE COUNTY OF MONROE, AND STATE OF ILLINOIS.

PPN: 07-35-250-092-000

PRIOR DEED: 426661

**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**

SILVER CREEK PHASE II DEVELOPMENT LLC

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

25 EAGLE LAKE DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-4449

ZIP

618-340-6226

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**

JDS CONSTRUCTION LLC

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

1651 STATE ROUTE 3

Street address (after sale)

RED BUD

City

IL

State

62278-1094

ZIP

618-410-1331

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: 20250706726144

Status: Assessor Review

Document No.: 438735

Recording Date: 8/5/2025

State/County Stamp: 1-010-467-440

Mail tax bill to:

JDS CONSTRUCTION LLC	1651 STATE ROUTE 3	RED BUD	IL	62278-1094
Name or company	Street address	City	State	ZIP

USA  
Country

Preparer Information

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW		CB250447
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
aevans@communitytitle.net	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

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



**Declaration ID:** 20250706726144

**Status:** Assessor Review

**Document No.:** 438735

**Recording Date:** 8/5/2025

**State/County Stamp:** 1-010-467-440

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Declaration ID: 20250806770049  
 Status: Assessor Review  
 Document No.: 439050  
 Recording Date: 8/28/2025

State/County Stamp: 0-680-831-600



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**Step 1: Identify the property and sale information.**

1 1103 WAYMAKER LN  
 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>07-35-250-104-000</u>	<u>11.01</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/28/2025  
 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 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: 8/4/2025  
 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>62,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250806770049

Status: Assessor Review

Document No.: 439050

Recording Date: 8/28/2025

State/County Stamp: 0-680-831-600

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			62,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			62,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			124.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			62.00
20	County tax stamps — multiply Line 18 by 0.25.	20			31.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			93.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 104 OF "SILVER CREEK CROSSING 1ST ADDITION PHASE 2"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AS DOCUMENT NO. 434530.

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 THE COUNTY OF MONROE, AND STATE OF ILLINOIS.

OLD PPN: 07-35-200-014-000 PT (RETIRES IN 2025)

NEW PPN: 07-35-250-104-000

PRIOR DEED: 426661

**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**

SILVERCREEK PHASE II DEVELOPMENT LLC

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

25 EAGLE LAKE DR  
Street address (after sale)

COLUMBIA  
City

IL  
State

62236-4449  
ZIP

618-340-6226

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**

JDS CONTRACTING LLC

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

1651 STATE ROUTE 3  
Street address (after sale)

RED BUD  
City

IL  
State

62278-1094  
ZIP

618-410-1331

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: 20250806770049

Status: Assessor Review

Document No.: 439050

Recording Date: 8/28/2025

State/County Stamp: 0-680-831-600

Mail tax bill to:

JDS CONTRACTING LLC	1651 STATE ROUTE 3	RED BUD	IL	62278-1094
Name or company	Street address	City	State	ZIP

USA  
Country

Preparer Information

ASHLEY EVANS - COMMUNITY TITLE INC. & ESCROW		CB250606
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
aevans@communitytitle.net	618-281-2040	204 USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



**Declaration ID:** 20250806770049

**Status:** Assessor Review

**Document No.:** 439050

**Recording Date:** 8/28/2025

**State/County Stamp:** 0-680-831-600

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## PTAX-203 Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

- 1 8 SHADY OAK LANE  
Street address of property (or 911 address, if available)
- WATERLOO 62298-0000  
City or village ZIP
- T2S R10W  
Township
- 2 Enter the total number of parcels to be transferred. 1
- 3 Enter the primary parcel identifying number and lot size or acreage
- |                          |                     |              |              |
|--------------------------|---------------------|--------------|--------------|
| <u>07-35-333-029-000</u> | <u>1.86</u>         | <u>Acres</u> | <u>No</u>    |
| Primary PIN              | Lot size or acreage | Unit         | Split Parcel |
- 4 Date of instrument: 8/15/2025  
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"/>            |
| b <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| c <input type="checkbox"/>            | <input type="checkbox"/>            |
| d <input type="checkbox"/>            | <input type="checkbox"/>            |
| e <input type="checkbox"/>            | <input type="checkbox"/>            |
| f <input type="checkbox"/>            | <input type="checkbox"/>            |
| g <input type="checkbox"/>            | <input type="checkbox"/>            |
| h <input type="checkbox"/>            | <input type="checkbox"/>            |
| i <input type="checkbox"/>            | <input type="checkbox"/>            |
| j <input type="checkbox"/>            | <input type="checkbox"/>            |
| k <input type="checkbox"/>            | <input type="checkbox"/>            |

- 9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_  
Date
- Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify): \_\_\_\_\_

- 10 Identify only the items that apply to this sale.
- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b  Sale between related individuals or corporate affiliates
  - c  Transfer of less than 100 percent interest
  - d  Court-ordered sale
  - e  Sale in lieu of foreclosure
  - f  Condemnation
  - g  Short sale
  - h  Bank REO (real estate owned)
  - i  Auction sale
  - j  Seller/buyer is a relocation company
  - k  Seller/buyer is a financial institution or government agency
  - l  Buyer is a real estate investment trust
  - m  Buyer is a pension fund
  - n  Buyer is an adjacent property owner
  - o  Buyer is exercising an option to purchase
  - p  Trade of property (simultaneous)
  - q  Sale-leaseback
  - r  Other (specify): \_\_\_\_\_
  - s  Homestead exemptions on most recent tax bill:
    - 1 General/Alternative 6,000.00
    - 2 Senior Citizens 5,000.00
    - 3 Senior Citizens Assessment Freeze 64,425.00

### 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>369,248.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250806755378

Status: Assessor Review

Document No.: 438895

Recording Date: 8/18/2025

State/County Stamp: 0-949-629-552

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			369,248.00			
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00			
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00			
16 If this transfer is exempt, identify the provision.	16	<input type="checkbox"/>	b	<input type="checkbox"/>	k	<input type="checkbox"/>	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			369,248.00			
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			739.00			
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			369.50			
20 County tax stamps — multiply Line 18 by 0.25.	20			184.75			
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			554.25			

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT NUMBER TWENTY-NINE (29) OF WEST LAKE ESTATES, PHASE 1, A SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT ENVELOPE 154-C IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

DANIEL SCHILLINGER  
 Seller's or trustee's name  
 Seller's trust number (if applicable - not an SSN or FEIN)

2132 LAS PALMAS CIR  
 Street address (after sale)  
 ORLANDO  
 City  
 FL  
 State  
 32822-7954  
 ZIP

407-928-9634  
 Seller's daytime phone  
 Phone extension  
 USA  
 Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

RYAN E. & KAYLA K. KOCH  
 Buyer's or trustee's name  
 Buyer's trust number (if applicable - not an SSN or FEIN)

8 SHADY OAK LN  
 Street address (after sale)  
 WATERLOO  
 City  
 IL  
 State  
 62298-2106  
 ZIP

618-406-0072  
 Buyer's daytime phone  
 Phone extension  
 USA  
 Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Mail tax bill to:**

RYAN E. & KAYLA K. KOCH  
 Name or company  
 8 SHADY OAK LN  
 Street address  
 WATERLOO  
 City  
 IL  
 State  
 62298-2106  
 ZIP

USA  
 Country

**Preparer Information**

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY



Declaration ID: 20250806755378

Status: Assessor Review

Document No.: 438895

Recording Date: 8/18/2025

State/County Stamp: 0-949-629-552

TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



**Declaration ID:** 20250806755378

**Status:** Assessor Review

**Documnet No.:** 438895

**Recording Date:** 8/18/2025

**State/County Stamp:** 0-949-629-552

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
DIANE SCHILLINGER	803 MAHALA DR	WATERLOO	IL	622980000	3145786222	USA
CAROL TUCKER	101 B JEFFERSON DR	WATERLOO	IL	622980000	3142582840	USA
LINDA SCHILLINGER	5380 CHIPPENDALE LN	IMPERIAL	MO	630520000	3148522812	USA
MARY LEWIS	704 HANNAHS LANDING	WATERLOO	IL	622980000	2178202977	USA
JAMES SCHILLINGER	110 KASEY LN	WATERLOO	IL	622980000	6189800514	USA
THOMAS SCHILLINGER	612 RIVER BEND PARK LN	SAINT CLAIR	MO	630770000	6362481101	USA

### Additional Buyers Information



Declaration ID: 20250806766328  
 Status: Assessor Review  
 Document No.: 439001  
 Recording Date: 8/25/2025

State/County Stamp: 2-023-803-504



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 739 REMLOK DR

Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R9W  
 Township

2 Enter the total number of parcels to be transferred. 1  
 3 Enter the primary parcel identifying number and lot size or acreage

08-19-201-112-000	1.06	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/22/2025  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
Quit claim deed Executor deed X Trustee deed  
Beneficial interest Other (specify):

6 Yes X No Will the property be the buyer's principal residence?

7 X Yes No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

- a X X Land/lot only
- b Residence (single-family, condominium, townhome, or duplex)
- c Mobile home residence
- d Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f Office
- g Retail establishment
- h Commercial building (specify):
- i Industrial building
- j Farm
- k Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

_____ Demolition/damage	_____ Additions	_____ Major remodeling
_____ New construction	_____ Other (specify):	

10 Identify only the items that apply to this sale.

- a \_\_\_\_\_ Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b \_\_\_\_\_ Sale between related individuals or corporate affiliates
- c \_\_\_\_\_ Transfer of less than 100 percent interest
- d \_\_\_\_\_ Court-ordered sale
- e \_\_\_\_\_ Sale in lieu of foreclosure
- f \_\_\_\_\_ Condemnation
- g \_\_\_\_\_ Short sale
- h \_\_\_\_\_ Bank REO (real estate owned)
- i \_\_\_\_\_ Auction sale
- j \_\_\_\_\_ Seller/buyer is a relocation company
- k \_\_\_\_\_ Seller/buyer is a financial institution or government agency
- l \_\_\_\_\_ Buyer is a real estate investment trust
- m \_\_\_\_\_ Buyer is a pension fund
- n \_\_\_\_\_ 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>179,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806766328

Status: Assessor Review

Document No.: 439001

Recording Date: 8/25/2025

State/County Stamp: 2-023-803-504

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			179,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			179,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			358.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			179.00
20 County tax stamps — multiply Line 18 by 0.25.	20			89.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			268.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 112 OF REMLOK PHASE 6 FINAL PLAT, A SUBDIVISION PART OF TAX LOTS 1 & 9, U.S. SURVEY 641, CLAIM 1645, T. 2 S., R. 9 W. OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 2024, AS DOCUMENT NO. 434455 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

DENNIS R. BRAND TRUST DTD 5/3/2006

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1187 N MOORE ST \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-5409  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-939-7183 \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_  
USA \_\_\_\_\_  
Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

SCOT D. MACKENZIE REVOCABLE TRUST

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1502 GEDERN DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2601  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-606-5128 \_\_\_\_\_  
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:**

SCOT D. MACKENZIE REVOCABLE TRUST 1502 GEDERN DR \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2601  
Trust or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

USA \_\_\_\_\_  
Country \_\_\_\_\_



Declaration ID: 20250806766328

Status: Assessor Review

Document No.: 439001

Recording Date: 8/25/2025

State/County Stamp: 2-023-803-504

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

<b>To be completed by the Chief County Assessment Officer</b>	
<b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2	<b>3</b> Year prior to sale _____
<b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.  Land _____ Buildings _____ Total _____	<b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No  <b>5</b> Comments
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



**Declaration ID:** 20250806766328

**Status:** Assessor Review

**State/County Stamp:** 2-023-803-504

**Documnet No.:** 439001

**Recording Date:** 8/25/2025

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### Additional Sellers Information

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
VIRGINIA L. BRAND TRUST DTD 5/3/2006	1187 N MOORE ST	WATERLOO	IL	622980000	6189397183	USA

### Additional Buyers Information

<b>Buyer's name</b>	<b>Buyer's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Buyer's phone</b>	<b>Country</b>
KATHLEEN K. MACKENZIE REVOCABLE TRUST	1502 GEDERN DR	COLUMBIA	IL	622360000	7179196510	USA



## PTAX-203 Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 519 LEGACY DRIVE  
Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
City or village ZIP

T2S R9W  
Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>08-19-265-003-102</u>	<u>0.00</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/7/2025  
Date

5 Type of instrument (Mark with an "X."):      Warranty deed  
     Quit claim deed      Executor deed X Trustee deed  
     Beneficial interest      Other (specify):

6 X Yes      No Will the property be the buyer's principal residence?

7 X Yes      No Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- |               |             |  |
|---------------|-------------|--|
| Current       | Intended    |  |
| a <u>    </u> | <u>    </u> | Land/lot only  |
| b <u>X</u>    | <u>X</u>    | Residence (single-family, condominium, townhome, or duplex)    |
| c <u>    </u> | <u>    </u> | Mobile home residence  |
| d <u>    </u> | <u>    </u> | Apartment building (6 units or less) No. of units: <u>    </u> |
| e <u>    </u> | <u>    </u> | Apartment building (over 6 units) No. of units: <u>    </u>    |
| f <u>    </u> | <u>    </u> | Office   |
| g <u>    </u> | <u>    </u> | Retail establishment   |
| h <u>    </u> | <u>    </u> | Commercial building (specify):                                 |
| i <u>    </u> | <u>    </u> | Industrial building  |
| j <u>    </u> | <u>    </u> | Farm   |
| k <u>    </u> | <u>    </u> | Other (specify):   |

9 Identify any significant physical changes in the property since January 1 of the previous year and **enter the date of the change**. Date of significant change: \_\_\_\_\_

_____ Demolition/damage	_____ Additions	_____ Major remodeling
_____ New construction	_____ Other (specify):	

10 Identify only the items that apply to this sale.

- a      Fulfillment of installment contract year contract initiated : \_\_\_\_\_
- b      Sale between related individuals or corporate affiliates
- c      Transfer of less than 100 percent interest
- d      Court-ordered sale
- e      Sale in lieu of foreclosure
- f      Condemnation
- g      Short sale
- h      Bank REO (real estate owned)
- i      Auction sale
- j      Seller/buyer is a relocation company
- k      Seller/buyer is a financial institution or government agency
- l      Buyer is a real estate investment trust
- m      Buyer is a pension fund
- n      Buyer is an adjacent property owner
- o      Buyer is exercising an option to purchase
- p      Trade of property (simultaneous)
- q      Sale-leaseback
- r      Other (specify):
- s 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>290,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806752916

Status: Assessor Review

Document No.: 438766

Recording Date: 8/7/2025

State/County Stamp: 1-636-835-952

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			<u>290,000.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16	If this transfer is exempt, identify the provision.	16	<u>b</u>	<u>k</u>	<u>m</u>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>290,000.00</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>580.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>290.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>145.00</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>435.00</u>

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

UNIT B IN LEGACY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT NUMBER THREE (3) OF "LEGACY FINAL PLAT"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED AUGUST 8, 2012, AS DOCUMENT NO. 357926 IN PLAT ENVELOPE 2-275A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 408720, AND WHICH SURVEY IS RECORDED AS DOCUMENT NO. 408721 IN PLAT ENVELOPE 2-365A IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**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 ALVIS A. AND PATRICIA M. HOFFMANN TRUST DATED NOVEMBER 3, 2000

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
735 COLUMBIA AVE APT 58	WATERLOO	IL	62298-1090	
Street address (after sale)	City	State	ZIP	
618-444-4412	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**

DAWN M. REINACHER

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
519 LEGACY DR	WATERLOO	IL	62298-1791	
Street address (after sale)	City	State	ZIP	
618-830-2235	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:**

DAWN M. REINACHER	519 LEGACY DR	WATERLOO	IL	62298-1791
Name or company	Street address	City	State	ZIP



Declaration ID: 20250806752916

Status: Assessor Review

Document No.: 438766

Recording Date: 8/7/2025

State/County Stamp: 1-636-835-952

Preparer Information

USA
Country

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

231 S MAIN ST

Street address

closings@monroecountytitle.com

Preparer's email address (if available)

Preparer's file number (if applicable)

Escrow number (if applicable)

WATERLOO

City

IL

State

62298-1325

ZIP

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

[X] Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer
1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Land
Buildings
Total
Illinois Department of Revenue Use Tab number



Declaration ID: 20250806765664  
 Status: Assessor Review  
 Document No.: 438978  
 Recording Date: 8/22/2025

State/County Stamp: 1-784-695-408



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 338 JENNY COURT  
 Street address of property (or 911 address, if available)  
WATERLOO 62298-0000  
 City or village ZIP  
T2S R9W  
 Township

2 Enter the total number of parcels to be transferred. 1  
 3 Enter the primary parcel identifying number and lot size or acreage

<u>08-19-317-059-000</u>	<u>.29</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/21/2025  
 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"/>            | 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: 11/18/2024  
 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>519,509.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806765664

Status: Assessor Review

Document No.: 438978

Recording Date: 8/22/2025

State/County Stamp: 1-784-695-408

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			519,509.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			519,509.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,040.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			520.00
20 County tax stamps — multiply Line 18 by 0.25.	20			260.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			780.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 59 OF FINAL PLAT OF NATALIE ESTATES - PHASE 2, BEING A SUBDIVISION OF PART OF TAX LOTS 3-A AND 3-B OF U.S. SURVEY 720, CLAIM 516, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN AT PAGE 122 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 428801 IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

QUANTUM HOMES, INC.

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

808 S MAIN ST STE E \_\_\_\_\_ COLUMBIA \_\_\_\_\_ IL \_\_\_\_\_ 62236-2499  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-779-2828 \_\_\_\_\_ USA \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

**Buyer Information**

NATHAN & ANNE WIEDERHOLT

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

338 JENNY CT \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-979-7978 \_\_\_\_\_ 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:**

NATHAN & ANNE WIEDERHOLT \_\_\_\_\_ 338 JENNY CT \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-0000  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
Country \_\_\_\_\_



Declaration ID: 20250806765664

Status: Assessor Review

Document No.: 438978

Recording Date: 8/22/2025

State/County Stamp: 1-784-695-408

**Preparer Information**

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")  Extended legal description  Form PTAX-203-A  
 Itemized list of personal property  Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20250806770207  
 Status: Assessor Review  
 Document No.: 439052  
 Recording Date: 8/28/2025

State/County Stamp: 0-488-483-440



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 403 BRIARCLIFF DRIVE  
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000  
 City or village ZIP

T2S R9W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>08-30-135-056-000</u>	<u>.25</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/28/2025  
 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"/>	<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: 6/20/2024  
 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>445,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250806770207

Status: Assessor Review

Document No.: 439052

Recording Date: 8/28/2025

State/County Stamp: 0-488-483-440

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			445,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			445,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			890.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			445.00
20 County tax stamps — multiply Line 18 by 0.25.	20			222.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			667.50

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT NO. 56 OF PARKWOOD ESTATES, SECOND ADDITION, BEING A SUBDIVISION OF PART OF TAX LOT 1 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD P.M., CITY OF WATERLOO, MONROE COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT ENVELOPE 2-5A 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**

JDS CONTRACTING LLC

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

1651 STATE ROUTE 3 \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-1094  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-410-1331 \_\_\_\_\_ 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**

MATTHEW R. & SARAH N. LINKER

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

403 BRIARCLIFF DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1665  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-719-9017 \_\_\_\_\_ 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:**

MATTHEW R. & SARAH N. LINKER \_\_\_\_\_ 403 BRIARCLIFF DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1665  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

USA \_\_\_\_\_  
Country \_\_\_\_\_



Declaration ID: 20250806770207

Status: Assessor Review

Document No.: 439052

Recording Date: 8/28/2025

State/County Stamp: 0-488-483-440

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<b>1</b> _____ County    Township    Class    Cook-Minor    Code 1    Code 2	<b>3</b> Year prior to sale _____
<b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.  Land _____ Buildings _____ Total _____	<b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No  <b>5</b> Comments
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



Declaration ID: 20250806757927  
 Status: Assessor Review  
 Document No.: 438893  
 Recording Date: 8/18/2025

State/County Stamp: 0-453-587-568



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 227 W WOODLAND RIDGE  
 Street address of property (or 911 address, if available)

VALMEYER 62295-0000  
 City or village ZIP

T3S R11W  
 Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>09-02-133-182-000</u>	<u>.47</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/15/2025  
 Date

5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

6  Yes  No Will the property be the buyer's principal residence?

7  Yes  No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	
a <input type="checkbox"/>	<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>370,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250806757927

Status: Assessor Review

Document No.: 438893

Recording Date: 8/18/2025

State/County Stamp: 0-453-587-568

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			370,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	<input checked="" type="checkbox"/>	k
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			370,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			740.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			370.00
20 County tax stamps — multiply Line 18 by 0.25.	20			185.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			555.00

**Step 3: Enter the legal description from the deed.** Enter the legal description from the deed.

LOT 182 OF "THE NEW VALMEYER PHASE 3" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT ENVELOPE "2-12B", 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**

GRANT & JENNIFER COATS

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

513 MATTHEWS LN \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1476  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-340-2534 \_\_\_\_\_ 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**

COLLIN & LAURA GOLDSCHMIDT

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

227 W WOODLAND RDG \_\_\_\_\_ VALMEYER \_\_\_\_\_ IL \_\_\_\_\_ 62295-3014  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

314-623-2137 \_\_\_\_\_ 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:**

COLLIN & LAURA GOLDSCHMIDT \_\_\_\_\_ 227 W WOODLAND RDG \_\_\_\_\_ VALMEYER \_\_\_\_\_ IL \_\_\_\_\_ 62295-3014  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY

USA \_\_\_\_\_  
Country \_\_\_\_\_



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TITLE CO.

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	State	ZIP
closings@monroecountytitle.com	618-939-8292		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") \_\_\_\_\_ Extended legal description \_\_\_\_\_ Form PTAX-203-A  
\_\_\_\_\_ Itemized list of personal property \_\_\_\_\_ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ County Township Class Cook-Minor Code 1 Code 2</p> <p><b>2</b> Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p><b>3</b> Year prior to sale _____</p> <p><b>4</b> Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p><b>5</b> Comments _____</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>