



PTAX-203

Illinois Real Estate Transfer Declaration



DocId:8018018
Tx:4014388

Monroe County, Illinois
Jonathan McLean, Recorder

P-431399

Recording Fee: 0.00
RHSP Fee:

Pages Recorded: 3

Date Recorded: 12/06/2023 03:07 PM

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

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

Please read the instructions before completing this form.
For electronic filing information, visit the MyDec Helpful Resource page.

Step 1: Identify the property and sale information.

1 No Assigned Address

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

Columbia 62236
City or village ZIP

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>04-08-400-014-000</u> <u>P+</u>	<u>About 2.52 acres</u>
b _____	_____
c _____	_____
d _____	_____

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

4 Date of instrument: 1 / 2 / 0 2 3
Month Year

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

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

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

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

- a 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 _____ X Other (specify): Parking Lot

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

Date of significant change: _____ / _____ / _____
Month Year

(Mark with an "X.")

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

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

- a X Fulfillment of installment contract —
year contract initiated: 2 0 2 3
- 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</u>
2 Senior Citizens	\$	<u>0</u>
3 Senior Citizens Assessment Freeze	\$	<u>0</u>

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11 \$	<u>230,000.00</u>
12a Amount of personal property included in the purchase	12a \$	<u>- 0 -</u>
12b Was the value of a mobile home included on Line 12a?	12b Yes <u>X</u> No	
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$	<u>230,000.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14 \$	<u>- 0 -</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15 \$	<u>- 0 -</u>
16 If this transfer is exempt, use an "X" to identify the provision.	16 _____ b _____ k _____ m	
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$	<u>230,000.00</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>460</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$	<u>230</u>
20 County tax stamps — multiply Line 18 by 0.25.	20 \$	<u>115</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$	<u>345.00</u>

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

See Attached 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 (Please print.)

William E. Killy, Jr. Revocable Living Trust dated September 22, 2014, Wm. Killy Jr. Trustee No ERID
 Seller's or trustee's name No ERID
 Seller's trust number (if applicable - not an SSN or FEIN)
20 Fieldcrest Drive Columbia IL 62236
 Street address (after sale) City State ZIP
X William E Killy Jr (618) 406-0362
 Seller's or agent's signature Seller's daytime phone

Buyer Information (Please print.)

Eiler Holdings, LLC 93-3772473
 Buyer's or trustee's name Buyer's trust number (if applicable - not an SSN or FEIN)
3940 Mississippi Avenue, Cahokia, IL 62206
 Street address (after sale) City State ZIP
X [Signature] (618) 337-2857
 Buyer's or agent's signature Buyer's daytime phone

Mail tax bill to:

Eiler Holdings, LLC, 3940 Mississippi Avenue, Cahokia, IL 62206
 Name or company Street address City State ZIP

Preparer Information (Please print.)

Preparer's and company's name Preparer's file number (if applicable)
Tom D. Adams, Adams & Huetsch, Attorneys at law, Columbia IL 62236
 Street address City State ZIP
[Signature] (618) 281-5185
 Preparer's signature Preparer's daytime phone
tdadams@htc.net
 Preparer's e-mail address (if available)

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

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

Part of Tax Lot 13-A of Survey 556, Claim 498 Township 1 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois, reference being had to the plat thereof recorded in the Recorder's Office of Monroe County in Surveyor's Official Plat Record "A" on Page 106, more particularly described as follows:

Commencing at an old iron bar which marks the Northeast corner of Tax Lot 13-A of Survey 556, Claim 498; thence at an assumed bearing of North $60^{\circ} - 52' - 46''$ West, along the northerly line of said Tax Lot 13-A, a distance of 103.97 feet to a point; said point being identified as Station 5+02.13, 55.00 feet right of the proposed center line of Woodland Drive as shown on the Appraisal Plat prepared for the State of Illinois for Parcel No. 8748002, and dated October 21, 1988; thence South $55^{\circ} - 25' - 20''$ West along the proposed Right-of-Way line of Woodland Drive, a distance of 97.56 feet to an iron bar at Station 6+00.00, 55.00 feet right; thence South $70^{\circ} - 34' - 50''$ West, a distance of 122.77 feet to an iron bar at Station 7+00.00, 95.00 feet right; thence South $30^{\circ} - 26' - 43''$ West, along the proposed Right-of-Way line of Woodland Drive, a distance of 65.68 feet to an iron bar at Station 7+50.00, 85.00 feet right; thence North $72^{\circ} - 25' - 58''$ West, to a point being the Point of Beginning of the herein described parcel and being the most northerly corner of Lot 6 of Woodland Terrace Subdivision as recorded in Plat Record B on page 118 in the Recorder's Office, Monroe County, Illinois; thence continuing North $72^{\circ} 25' 58''$ West to a point which lies on the easterly Right-of-Way line of FA Route 4 (Illinois Route 3); thence South, along said easterly Right-of-Way line of FA Route 4, to the Southwesterly corner of said Lot 6 of Woodland Terrace Subdivision; thence Northeasterly along the Northwesterly line of said Lot 6 to the point of beginning.

Excepting therefrom the part heretofore conveyed to the Illinois Department of Transportation by Deed recorded in the Recorder's Office, Monroe County, Illinois in Deed Book 163 at page 468.



DocId:8018015

Tx:4014388

Monroe County, Illinois
Jonathan McLean, Recorder

431399

Recording Fee: 73.00

RHSP Fee: 18.00

ST TAX REV: 230.00

CTY TAX REV: 115.00

Pages Recorded: 3

Date Recorded: 12/06/2023 03:07 PM

Return to:

Adams & Huetsch
Attorneys at Law
321 Wedgewood Square
Columbia, IL 62236

MAPPING & PLATTING
APPROVED

DEC 06 2023

BY *[Signature]*
SUBJECT TO ZONING

QUIT CLAIM DEED

THE GRANTOR, WILLIAM E. KILLY, JR., now residing at 20 Fieldcrest Drive, in the City of Columbia, in the County of Monroe and State of Illinois, not individually but as the Trustee of the WILLIAM E. KILLY, JR. REVOCABLE LIVING TRUST AGREEMENT dated September 22, 2014, for and in consideration of the payment of the sum of One Dollar (\$1.00) and Other Good and Valuable Consideration in hand paid, CONVEYS and QUIT CLAIMS to, DAVID ALAN KILLY, now residing at 119 Woodland Terrace, in the City of Columbia, in the County of Monroe and State of Illinois, the GRANTEE, all interest in the following described real estate, to wit:

Part of Tax Lot 13-A of Survey 556, Claim 498 Township 1 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois, reference being had to the plat thereof recorded in the Recorder's Office of Monroe County in Surveyor's Official Plat Record "A" on Page 106, more particularly described as follows:

Commencing at an old iron bar which marks the Northeast corner of Tax Lot 13-A of Survey 556, Claim 498; thence at an assumed bearing of North 60° -52' -46" West, along the northerly line of said Tax Lot 13-A, a distance of 103.97 feet to a point; said point being identified as Station 5+02.13, 55.00 feet right of the proposed center line of Woodland Drive as shown on the Appraisal Plat prepared for the State of Illinois for Parcel No. 8748002, and dated October 21, 1988; thence South 55° -25' -20" West along the proposed Right-of-Way line of Woodland Drive, a distance of 97.56 feet to an iron bar at Station 6+00.00, 55.00 feet right; thence South 70° -34' -50" West, a distance of 122.77 feet to an iron bar at Station 7+00.00, 95.00 feet right; thence South 30° -26' -43" West, along the proposed Right-of-Way line of Woodland Drive, a distance of 65.68 feet to an iron bar at Station 7+50.00, 85.00 feet right; thence North 72° -25' -58" West, to a point being the Point of Beginning of the herein described parcel and being the most northerly corner of Lot 6 of Woodland Terrace Subdivision as recorded in Plat Record B on page 118 in the Recorder's Office, Monroe County, Illinois; thence continuing North 72° 25' 58" West to a point which lies on the easterly Right-of-Way line of FA Route 4 (Illinois Route 3); thence South, along said easterly Right-of-Way line of FA Route 4, to the Southwesterly corner of said Lot 6 of Woodland Terrace Subdivision; thence Northeasterly along the Northwesterly line of said Lot 6 to the point of beginning.

Excepting therefrom the part heretofore conveyed to the Illinois Department of Transportation by Deed recorded in the Recorder's Office, Monroe County, Illinois in Deed Book 163 at page 468.

PERMANENT PROPERTY INDEX NUMBER: 04-08-400-014 (part)

To be combined with 04-09-349-004

Prior Deed: Doc. No. 373383.

Address of Property: 119 Woodland Terrace, Columbia, Illinois 62236

"Exempt under the provisions of paragraph E, Section 4, Real Estate Transfer Tax Act (35 ILCS 200/31-45)."

12/6/23

Date


Buyer, Seller or Representative

Situated in the County of Monroe, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this 6th day of Dec., 2023.

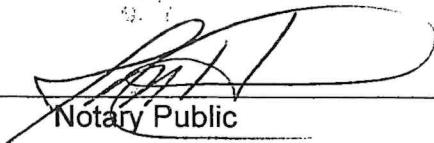
GRANTOR:


WILLIAM E. KILLY, JR. as the Trustee of the WILLIAM E. KILLY JR. REVOCABLE LIVING TRUST AGREEMENT dated September 22, 2014

STATE OF ILLINOIS)
) SS
COUNTY OF MONROE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WILLIAM E. KILLY, JR., personally known to me to be the same person whose name is subscribed to the above and foregoing document as the Trustee of the WILLIAM E. KILLY, JR. REVOCABLE LIVING TRUST AGREEMENT dated September 22, 2014, appeared before me this day in person and acknowledged that he signed and delivered the said document as said Trustee as his free and voluntary act and deed, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notary Seal this 6th day of Dec. 2023.


Notary Public

ADDRESS OF PROPERTY:
119 Woodland Terrace
Columbia, Illinois 62236

DEED PREPARED BY:

ADAMS AND HUETSCH
Attorneys-at-Law



321 Wedgewood Square
Columbia, Illinois 62236
Telephone (618) 281-5185
Fax (618) 281-5553
E-mail address: tdadams@htc.net

MAIL SUBSEQUENT TAX BILLS TO:

DAVID KILLY
119 Woodland Terrace
Columbia, Illinois 62236

4
12
10
1) 21
14

4
12
10
1) 21
14