



Declaration ID: 20231206795340  
 Status: Assessor Review  
 Document No.: 431503  
 Recording Date: 12/15/2023

State/County Stamp: 1-998-655-536



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 7 MEADOW RIDGE EAST

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

COLUMBIA 62236-0000  
 City or village ZIP

T1S R10W  
 Township

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

<u>04-17-468-004-107</u>	<u>NA</u>	<u>Dimensions</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 11/30/2023  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	6,000.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	6,240.00

### 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	126,500.00
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	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			126,500.00
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			126,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			253.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			126.50
20	County tax stamps — multiply Line 18 by 0.25.	20			63.25
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			189.75

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

UNIT NO. 7 OF MEADOW RIDGE CONDOMINIUMS EAST PHASE ONE, IN ACCORDANCE WITH PLAT A THEREOF, RECORDED IN THE RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE 149-B, TOGETHER WITH SO MUCH OF AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES AS SET FORTH IN THE DECLARATION OF CONDOMINIUM ALONG WITH THE RIGHTS OF USER AND EASEMENT TO THE COMMON AREAS AND FACILITIES AS SET FORTH IN SAID DECLARATION, SAID DECLARATION BEING DATED THE 15TH DAY OF JANUARY, A.D. 1985 AND RECORDED THE 27TH DAY OF FEBRUARY, A.D. 1985 IN BOOK 146 ON PAGE 270, MONROE COUNTY, ILLINOIS, RECORDS, AS INCORPORATED BY REFERENCE IN THE PLAT HEREINBEFORE REFERRED TO.  
SUBJECT TO ALL EASEMENTS, RESTRICTIONS, BUILDING LINES AND CONDITIONS AS RECORDED IN PLAT ENVELOPE 149-B, 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**

MARY ANN NAIMEY

Seller's or trustee's name

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

7 MEADOW RIDGE E

Street address (after sale)

COLUMBIA

City

IL

State

62236-2501

ZIP

949-886-5539

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

DAVID A. DISTLER

Buyer's or trustee's name

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

7 MEADOW RIDGE E

Street address (after sale)

COLUMBIA

City

IL

State

62236-2501

ZIP

618-741-6526

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:**



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DAVID A. DISTLER	7 MEADOW RIDGE E	COLUMBIA	IL	62236-2501
Name or company	Street address	City	State	ZIP

**Preparer Information**

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

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

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

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

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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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
AMY R. DISTLER						