



# PTAX-203

## Illinois Real Estate Transfer Declaration



DocId:8017987  
Tx:4014361

Monroe County, Illinois  
Jonathan McLean, Recorder

P-431397

Recording Fee: 0.00

RHSP Fee:

Pages Recorded: 3

Date Recorded: 12/06/2023 02:38 PM

Please read the instructions before completing this form.  
This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

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

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

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

1 130 Webster Drive  
Street address of property (or 911 address, if available)  
Columbia 62236  
City or village ZIP  
TWN 04-T1SR10W  
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 04-21-483-061-000	41
b	
c	
d	

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

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

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

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

9 Identify any significant physical changes in the property since January 1 of the previous year and 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 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 \$
  - 3 Senior Citizens Assessment Freeze \$

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

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

11 Full actual consideration	11 \$ 461,000.00
12a Amount of personal property included in the purchase	12a \$ 0
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 \$ 461,000.00
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
15 Outstanding mortgage amount to which the transferred real property remains subject	15 \$ 0
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 \$ 461,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 922.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ 461.00
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ 230.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ 691.50

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

**Step 3: 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.

**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.)**

Jarren Galli and Carly Galli f/k/a Carly Mudge

Seller's or trustee's name: Jarren Galli and Carly Galli f/k/a Carly Mudge  
 Seller's trust number (if applicable - not an SSN or FEIN):

505 N. 3549th Road LaSalle, IL 61301

Street address (after sale): 505 N. 3549th Road LaSalle, IL 61301  
 City: (2314) State: 202 ZIP: 1184

Seller's or agent's signature: *Carly Galli + Jarren Galli*  
 Seller's daytime phone: (2314) 202-1184

**Buyer Information (Please print.)**

Timothy H. Stanberry and Deana M. Stanberry

Buyer's or trustee's name: Timothy H. Stanberry and Deana M. Stanberry  
 Buyer's trust number (if applicable - not an SSN or FEIN):

130 Webster Drive Columbia, IL 62236

Street address (after sale): 130 Webster Drive Columbia, IL 62236  
 City: (618) State: 960 ZIP: 7731

Buyer's or agent's signature: *Timothy H. Stanberry + Deana M. Stanberry*  
 Buyer's daytime phone: (618) 960-7731

**Mail tax bill to:**

Timothy H. Stanberry and Deana M. Stanberry 130 Webster Drive Columbia, IL 62236

Name or company: Timothy H. Stanberry and Deana M. Stanberry  
 Street address: 130 Webster Drive Columbia, IL 62236  
 City: State: ZIP:

**Preparer Information (Please print.)**

Pinnacle Title Agency, LLC

Preparer's and company's name: Pinnacle Title Agency, LLC  
 Preparer's file number (if applicable): 15987-23

1003 E. Wesley Dr. Suite C O'Fallon, IL 62269

Street address: 1003 E. Wesley Dr. Suite C O'Fallon, IL 62269  
 City: (618) State: 726 ZIP: 1500

Preparer's signature: *Mary Boyer*  
 Preparer's daytime phone: (618) 726-1500

mdonjon@ptatitle.com  
 Preparer's e-mail address (if available): mdonjon@ptatitle.com

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

<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>
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Lot 61 of "Joy View Acres Phase Three Final Plat all that part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 1 South, Range 10 West of the Third Principal Meridian, City of Columbia, Monroe County, Illinois"; reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Plat Envelope 2-281A Document No. 362644.

Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor the estate of said coal, oil, gas and other minerals, if any.