



Declaration ID: 20231106781945
 Status: Assessor Review
 Document No.: 431421
 Recording Date: 12/8/2023

State/County Stamp: 0-447-381-552



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 2555 OAK RIDGE 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>07-07-200-006-000</u>	<u>7.7</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/7/2023
 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>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>335,000.00</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			335,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			335,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			670.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			335.00
20	County tax stamps — multiply Line 18 by 0.25.	20			167.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			502.50

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

PART OF TAX LOT 4 OF SURVEY 570, CLAIM 582 IN TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 134 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THAT TRACT HERETOFORE CONVEYED TO TIMOTHY E. BUCKLEY AND WIFE AS SHOWN BY DEED OF RECORD IN DEED RECORD 112, PAGE 374, RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS; (SEE EXHIBIT A.) THENCE NORTH 17° 30' EAST 506 FEET ALONG THE NORTHWESTERLY LINE OF THE SAID BUCKLEY TRACT TO THE MOST NORTHERLY CORNER THEREOF; THENCE NORTH 87° WEST 223 FEET TO A POST; THENCE NORTH 37° WEST 58.8 FEET TO A POST; THENCE SOUTH 56° WEST 456 FEET TO AN IRON PIN; THENCE SOUTH 20° 30' EAST 853 FEET TO A POINT IN THE CENTER OF A PRIVATE ROADWAY; THENCE NORTH 39° 15' EAST 60 FEET ALONG THE CENTER OF SAID PRIVATE ROADWAY TO A POINT; THENCE NORTH 18° EAST 495 FEET ALONG THE CENTER OF SAID PRIVATE ROADWAY TO THE POINT OF BEGINNING.

INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER, ALONG AND ACROSS A PRIVATE HIGHWAY OF THE WIDTH OF 50 FEET EXTENDING FROM ITS INTERSECTION WITH COUNTY HIGHWAY "D" IN THE SE ¼ OF THE NE ¼ OF SECTION 7 OF T.2.S., R. 10W. OF THE 3RD P.M. IN MONROE COUNTY, ILLINOIS, IN A NORTHWESTERLY DIRECTION TO THE PREMISES OF GRANTORS IN TAX LOT 1-B OF SAID SECTION 7, THE SAME TO BE USED AND MAINTAINED IN COMMON WITH OTHERS.

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 A. AND ELLEN J. MARSHALL

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

401 STATION XING _____ WATERLOO _____ IL _____ 62298-1885
Street address (after sale) _____ City _____ State _____ ZIP

314-852-8584 _____ Phone extension _____
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 C. AND LORNA R. WILLIAMS

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

2555 OAKRIDGE DR _____ WATERLOO _____ IL _____ 62298-5332
Street address (after sale) _____ City _____ State _____ ZIP

618-250-1903 _____ Phone extension _____
Buyer's daytime phone _____ Phone extension _____
USA _____
Country _____



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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 C. AND LORNA R. WILLIAMS 2555 OAKRIDGE DR WATERLOO IL 62298-5332
Name or company Street address City State ZIP

USA
Country

Preparer Information

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

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

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

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

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

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

Illinois Department of Revenue Tab number