



Declaration ID: 20231206789026
 Status: Assessor Review
 Document No.: 431611
 Recording Date: 12/26/2023

State/County Stamp: 0-576-587-824



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1537 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>07-12-333-002-000</u>	<u>2.116</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/14/2023
 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 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): TIRE STORE
 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 Fullfillment 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 5,485,390.00
 12a Amount of personal property included in the purchase 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	5,485,390.00		
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	5,485,390.00		
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	10,971.00		
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	5,485.50		
20 County tax stamps — multiply Line 18 by 0.25.	20	2,742.75		
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21	8,228.25		

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

LOT 2 OF DOBBS MEADOWS, BEING PART OF TAX LOT 2, U. S. SURVEY 721, CLAIM 507, T2S, R10W, OF THE 3RD P.M., CITY OF WATERLOO, MONROE COUNTY, ILLINOIS"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN PLAT ENVELOPE 2, PAGE 241B, AS DOC. NO. 317548.

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

DDL PARTNERSHIP, L.P.

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

733 DEER VUE LN _____ FENTON _____ MO _____ 63026-3562
Street address (after sale) _____ City _____ State _____ ZIP _____

636-677-2101 _____ 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

YORKSHIRE REAL ESTATE HOLDINGS III LLC

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

1983 BRENNAN PLZ _____ HIGH RIDGE _____ MO _____ 63049-1893
Street address (after sale) _____ City _____ State _____ ZIP _____

636-677-3363 _____ 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:

YORKSHIRE REAL ESTATE _____ 1983 BRENNAN PLZ _____ HIGH RIDGE _____ MO _____ 63049-1893
Name of company _____ Street address _____ City _____ State _____ ZIP _____

Preparer Information

USA _____
Country _____



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ST. LOUIS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE CO.

21016STL

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
7701 FORSYTH BLVD STE 200	SAINT LOUIS	MO	63105-1818
Street address	City	State	ZIP
kelly.cochran@fnf.com	636-248-7403		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>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? _____ Yes _____ No</p> <p>5 Comments _____</p>
Illinois Department of Revenue Use	Tab number



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PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential: sale price over \$1 million)

Step 1: Identify the property and sale information.

1 Enter the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)

1537 N ILLINOIS ROUTE 3	WATERLOO	T2S R10W
Street address of property (or 911 address, if available)	City or village	Township

2 Enter the parcel identifying number from Line 3a of Form PTAX-203.

Parcel Identifier: 07-12-333-002-000

3 Enter the total number of months the property was for sale on the market.

00 Months

4a Was the improvement occupied on the sale date? * A "No" response means that all improvements were totally unoccupied.

Yes No

If the answer is "No," enter the total number of months all improvements were unoccupied before the sale date. Go to Line 5.

Months

4b Enter the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements.

100 %

4c Did the buyer occupy the property on the sale date? If the answer is "No," go to Line 5.

Yes No

4d Will the buyer continue to occupy part or all of the property after the sale?

Yes No

4e Enter the beginning and ending dates of the buyer's lease agreement. Lease dates: _____ to _____

4f Briefly describe any renewal options.

5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer

	Street address	City or village	Parcel identifying number
Property 1	_____	_____	_____
Property 2	_____	_____	_____

6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property?

If the answer is "Yes," list the personal property transferred.*

Yes No

7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?

Yes No

If the answer is "Yes," please explain how the financing affected the sale price

8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date?

Yes No

If the answer is "No," please explain.