



Declaration ID: 20231206791427  
 Status: Assessor Review  
 Document No.: 431520  
 Recording Date: 12/18/2023

State/County Stamp: 1-629-720-624



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 227 WILLOW RIDGE  
 Street address of property (or 911 address, if available)

VALMEYER 62295-0000  
 City or village ZIP

T2S R11W  
 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>06-35-433-317-000</u>	<u>.29</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/15/2023  
 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"/>	<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"/>	<input type="checkbox"/>	Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/>	Office
g <input type="checkbox"/>	<input type="checkbox"/>	Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/>	Commercial building (specify):
i <input type="checkbox"/>	<input type="checkbox"/>	Industrial building
j <input type="checkbox"/>	<input type="checkbox"/>	Farm
k <input type="checkbox"/>	<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>0.00</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>220,000.00</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			220,000.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			220,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			440.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			220.00
20 County tax stamps — multiply Line 18 by 0.25.	20			110.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			330.00

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

LOT 317 OF THE NEW VALMEYER, PHASE 5, AS RECORDED AUGUST 25, 1994, AS DOCUMENT NO. 194648 IN PLAT ENVELOPE 2-13B IN THE RECORDER'S OFFICE OF 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**

REID A. & ALLISON L. HOFFMANN

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

407 BRIARCLIFF DR \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-1665  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

636-232-7148 \_\_\_\_\_  
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**

DERICK RON & CINDY ANN MICKAN

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

227 WILLOW RDG \_\_\_\_\_ VALMEYER \_\_\_\_\_ IL \_\_\_\_\_ 62295-3213  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

417-720-0835 \_\_\_\_\_  
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:**

DERICK RON & CINDY ANN MICKAN 227 WILLOW RDG VALMEYER IL 62295-3213  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
Country \_\_\_\_\_

**Preparer Information**

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



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TITLE CO.

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

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