



Declaration ID: 20231206796361  
 Status: Assessor Review  
 Document No.: 431506  
 Recording Date: 12/15/2023

State/County Stamp: 1-669-369-904



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 17 VILLA COURT

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>07-24-202-022-117</u> | <u>NA</u>           | <u>Dimensions</u> | <u>No</u>    |
| 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 X Trustee deed  
Beneficial interest Other (specify):

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

7    Yes X 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 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 **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               | <u>6,000.00</u> |
| 2 Senior Citizens                   | <u>5,000.00</u> |
| 3 Senior Citizens Assessment Freeze | <u>920.00</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>235,000.00</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  |     |                                     | 235,000.00 |
| 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  |     |                                     | 235,000.00 |
| 18  | Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)                                      | 18  |     |                                     | 470.00     |
| 19  | Illinois tax stamps — multiply Line 18 by 0.50.   | 19  |     |                                     | 235.00     |
| 20  | County tax stamps — multiply Line 18 by 0.25.   | 20  |     |                                     | 117.50     |
| 21  | Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>  | 21  |     |                                     | 352.50     |

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

UNIT NO. 17 IN VILLAS OF BRADFORD, PARCEL 6, PHASE 1, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF LOT 3 OF "BRADFORD NORTH", BEING A SUBDIVISION OF PART OF TAX LOTS 3A AND 4 OF U.S. SURVEY 641, CLAIM 1645, IN TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS RECORDED IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, ILLINOIS IN ENVELOPE 2-166B, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS CALCULATED ACCORDING TO THE FORMULA SET FORTH IN THE DECLARATION OF CONDOMINIUM MADE BY BO & JM, INC., ERRONEOUSLY REFERRED TO THEREIN AS B.O. & J.M. CORP., RECORDED IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, ILLINOIS IN BOOK 220, PAGES 92 THRU 147, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED PLATS ARE FILED OF RECORD, IN THE PERCENTAGES CALCULATED ACCORDING TO THE FORMULA SET FORTH IN THE DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED PLAT AS THOUGH CONVEYED HEREBY.

**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**

ANGELA R. NIEBRUEGGE, TRUSTEE OF THE ANGELA R. NIEBRUEGGE REVOCABLE LIVING TRUST #1

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

17 VILLA CT \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3279  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-910-4832 \_\_\_\_\_  
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**

DEAN LAWRENCE

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

17 VILLA CT \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-3279  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-795-3344 \_\_\_\_\_  
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.



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Mail tax bill to:

|                 |                |          |       |            |
|-----------------|----------------|----------|-------|------------|
| DEAN LAWRENCE   | 17 VILLA CT    | WATERLOO | IL    | 62298-3279 |
| Name or company | Street address | City     | State | ZIP        |

Preparer Information

|   |  |                               |            |  |
|---|--|-------------------------------|------------|--|
| BARBARA FRUTH - COLUMBIA TITLE CO INC   |  |                               |            |  |
| Preparer and company name               | 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> _____<br/>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 _____</p> <p>Buildings _____</p> <p>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 |
|-------------------|------------------------------|------|-------|-----|---------------|---------|
| DIANE<br>LAWRENCE |                              |      |       |     |               |         |