



Declaration ID: 20231206796032
 Status: Assessor Review
 Document No.: 431510
 Recording Date: 12/18/2023

State/County Stamp: 0-559-190-064



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 3 CEDAR RIDGE 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>07-35-333-020-000</u>	<u>2.44</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"/> | 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: _____

_____ 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 Homestead exemptions on most recent tax bill:

1 General/Alternative	6,000.00
2 Senior Citizens	5,000.00
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	11 <u>487,000.00</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	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		487,000.00	
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		487,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		974.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		487.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		243.50	
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		730.50	

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

LOT NUMBER TWENTY (20) OF WEST LAKE ESTATES, PHASE 1, A SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN PLAT ENVELOPE 154-C IN THE RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS.

SUBJECT TO THE FURTHER RESTRICTION THAT NEITHER THE GRANTEES HEREUNDER, THEIR HEIRS, EXECUTORS OR ASSIGNS SHALL USE SAID LOT FOR ACCESS TO ANY REAL ESTATE OUTSIDE THE SUBDIVISIONS OF WEST LAKE ESTATES, PHASE 1 AND WEST LAKE ESTATES, PHASE 2, REFERENCE BEING HAD TO THE PLATS THEREOF RECORDED IN PLAT ENVELOPE 154-C AND 156-C RESPECTIVELY IN THE RECORDER'S OFFICE, MONROE COUNTY, ILLINOIS.

EXCEPTING COAL, OIL, GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY.

SITUATED IN THE COUNTY OF MONROE, AND THE STATE OF 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

ESTES CLEON WEST

Seller's or trustee's name

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

14244 FINGER LAKE DR

Street address (after sale)

CHESTERFIELD

City

MO

State

63017-2941

ZIP

314-504-7827

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

TRINA K. SAUNDERS

Buyer's or trustee's name

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

3 CEDAR RIDGE COURT

Street address (after sale)

WATERLOO

City

IL

State

62298-0000

ZIP

281-254-9664

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:

TRINA K. SAUNDERS	3 CEDAR RIDGE COURT	WATERLOO	IL	62298-0000
Name or company	Street address	City	State	ZIP

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC			1023-1735
Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
399 VETERANS PKWY	COLUMBIA	IL	62236-2507
Street address	City	State	ZIP
ashley@acctitle.com	618-281-2040	204	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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Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
ALICE L. WEST	14244 FINGER LAKE DR	CHESTERFIELD	MO	630172941	3145047827	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MILTON D. SAUNDERS	3 CEDAR RIDGE COURT	WATERLOO	IL	622980000	3462729599	USA