



Declaration ID: 20231206791274  
 Status: Assessor Review  
 Document No.: 431448  
 Recording Date: 12/11/2023

State/County Stamp: 1-583-300-656



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 500 MOBILE STREET

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>07-25-337-005-000</u>	<u>80x140</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/8/2023  
 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 X 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 <u>    </u> | <u>    </u> | Land/lot only  |
| b <u>X</u>    | <u>X</u>    | Residence (single-family, condominium, townhome, or duplex)    |
| c <u>    </u> | <u>    </u> | Mobile home residence  |
| d <u>    </u> | <u>    </u> | Apartment building (6 units or less) No. of units: <u>    </u> |
| e <u>    </u> | <u>    </u> | Apartment building (over 6 units) No. of units: <u>    </u>    |
| f <u>    </u> | <u>    </u> | Office   |
| g <u>    </u> | <u>    </u> | Retail establishment   |
| h <u>    </u> | <u>    </u> | Commercial building (specify):                                 |
| i <u>    </u> | <u>    </u> | Industrial building  |
| j <u>    </u> | <u>    </u> | Farm   |
| k <u>    </u> | <u>    </u> | 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>25,430.00</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>215,000.00</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			215,000.00
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			215,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			430.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			215.00
20 County tax stamps — multiply Line 18 by 0.25.	20			107.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			322.50

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

COMMENCING AT THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF LOT 1-H IN THE CITY OF WATERLOO, MONROE COUNTY, ILLINOIS AS SHOWN BY PLAT IN SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS ON P. 54 IN THE SURVEYOR'S OFFICE OF MONROE COUNTY, ILLINOIS, THENCE EASTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF WALNUT ST., AS NOW PLATTED, FOR A DISTANCE OF 180 FEET, TO THE POINT OF BEGINNING OF THE PREMISES HEREIN BEING DESCRIBED, THENCE SOUTHERLY, S. 3 DEG. 30' E. ALONG THE EAST LINE OF WHAT IS NOW KNOWN AS MOBILE ST., FOR A DISTANCE OF 80 FEET, THENCE EASTERLY ON A LINE PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF WALNUT ST. FOR A DISTANCE OF 140 FEET, THENCE NORTH TO THE SAID SOUTH RIGHT OF WAY LINE OF WALNUT ST., THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY OF SAID WALNUT ST. TO THE POINT OF BEGINNING.

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**

RONALD R. BACHELIER 93-686689  
 Seller's or trustee's name Seller's trust number (if applicable - not an SSN or FEIN)

5883 MAEYSTOWN ROAD WATERLOO IL 62298-0000  
 Street address (after sale) City State ZIP

618-579-7672 USA  
 Seller's daytime phone 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**

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

500 MOBILE STREET WATERLOO IL 62298-0000  
 Street address (after sale) City State ZIP

618-604-9779 USA  
 Buyer's daytime phone 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:

VICTORIA DENTAMARO	500 MOBILE STREET	WATERLOO	IL	62298-0000
Name or company	Street address	City	State	ZIP

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC			1123-1813
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

<b>To be completed by the Chief County Assessment Officer</b>	
<p><b>1</b> _____ 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

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
RICHARD D. BACHELIER	5883 MAEYSTOWN ROAD	WATERLOO	IL	622980000	6185797672	USA

### Additional Buyers Information