



Declaration ID: 20231206796012
 Status: Assessor Review
 Document No.: 431601
 Recording Date: 12/26/2023

State/County Stamp: 1-204-940-848



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 5564 KONARCIK ROAD
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000
 City or village ZIP

T2S R9W
 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>08-29-200-013-000</u>	<u>12.38</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 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 X Other (specify): DISABLED PERSON EXEMPTION \$2000
 - 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>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 11 539,900.00



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12a	Amount of personal property included in the purchase	12a	0.00
12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	539,900.00
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 <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	539,900.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	1,080.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	540.00
20	County tax stamps — multiply Line 18 by 0.25.	20	270.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	810.00

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

PARCEL 1:

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, T2S, R9W OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD RAILROAD SPIKE WHICH MARKS THE NORTHEAST CORNER OF SECTION 29, T2S, R9W OF THE 3RD P.M., MONROE COUNTY, ILLINOIS; THENCE AT AN ASSUMED BEARING OF SOUTH 89° 52' 36" WEST, ALONG THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, A DISTANCE OF 164.50 FEET TO A RAILROAD SPIKE WHICH MARKS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 0° 11' 21" EAST, PARALLEL TO THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4 OF SECTION 29, A DISTANCE OF 1320.75 FEET TO AN IRON BAR WHICH LIES ON THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, FROM WHICH AN IRON BAR WHICH MARKS THE SOUTHEAST CORNER OF SAID NE 1/4 OF THE NE 1/4 OF SECTION 29, BEARS NORTH 89° 58' 55" EAST, A DISTANCE OF 164.50 FEET; THENCE SOUTH 89° 53' 55" EAST, ALONG SAID SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, A DISTANCE OF 731.18 FEET TO AN IRON BAR; THENCE DUE NORTH, A DISTANCE OF 1320.47 FEET, TO A RAILROAD SPIKE WHICH LIES ON THE NORTH LINE OF SAID NE 1/4 OF THE NE 1/4 OF SECTION 29; THENCE NORTH 89° 52' 36" EAST, ALONG SAID NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, A DISTANCE OF 726.89 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PART IN TRUSTEE'S DEED EXECUTED BY MICHAEL E. CONRAD, AS TRUSTEE OF THE MICHAEL E. CONRAD SELF DECLARATION OF TRUST DATED DECEMBER 26, 1997 TO GREGORY F. FLOARKE AND JESSICA N. FLOARKE RECORDED MAY 7, 2019, AS DOCUMENT NO. 401271 MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, T2S, R9W OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE ON AN ASSUMED BEARING OF NORTH 89° 43' 46" WEST ON THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, A DISTANCE OF 164.50 FEET TO A RAILROAD SPIKE AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MICHAEL E. CONRAD, TRUSTEE OF THE MICHAEL E. CONRAD SELF DECLARATION OF TRUST DATED DECEMBER 26, 1997 BY DEED IN TRUST AND RECORDED IN RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF DEEDS 212, ON PAGES 142-145, SAID RAILROAD SPIKE BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 00° 12' 26" WEST ON THE EAST LINE OF SAID CONRAD TRACT, A DISTANCE OF 814.91 FEET TO AN IRON PIN; THENCE NORTH 89° 43' 47" WEST, A DISTANCE OF 193.05 FEET TO AN IRON PIN; THENCE NORTH 01° 27' 26" WEST, A DISTANCE OF 195.00 FEET TO AN IRON PIN; THENCE NORTH 89° 43' 46" WEST, A DISTANCE OF 200.00 FEET TO AN IRON PIN; THENCE SOUTH 80° 07' 45" WEST, A DISTANCE OF 284.55 FEET TO AN IRON PIN; THENCE NORTH 00° 23' 21" EAST, A DISTANCE OF 520.10 FEET TO AN IRON PIN; THENCE SOUTH 89° 43' 46" EAST, A DISTANCE OF 280.00 FEET TO AN IRON PIN; THENCE NORTH 00° 23' 21" EAST, A DISTANCE OF 150.00 FEET TO AN IRON PIN ON THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29; THENCE SOUTH 89° 43' 46" EAST ON SAID NORTH LINE, A DISTANCE OF 396.75 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS BY AND BETWEEN GREGORY F. FLOARKE AND JESSICA N. FLOARKE TO MICHAEL CONRAD TRUSTEE OF THE MICHAEL E. CONRAD TRUST RECORDED MAY 7, 2019, AS DOCUMENT NO. 401273.

NOTE FOR INFORMATION:

PPN: 08-29-200-013-000

C/K/A: 5564 KONARCIK ROAD, WATERLOO, IL 62298-3142

PREVIOUS DEED REFERENCE: BOOK 212, PAGE 142 EXCEPT DOCUMENT NO. 401271 AND DOCUMENT NO. 365584



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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

THE MICHAEL E CONRAD SELF DECLARATION OF TRUST DATED THE 26TH OF DECEMBER 1997

Seller's or trustee's name: Seller's trust number (if applicable - not an SSN or FEIN)
17 WOLCOTT CIR MILLSTADT IL 62260-2295
Street address (after sale) City State ZIP
618-406-0309 USA
Seller's daytime phone Phone extension Country

[X] 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

JEFFREY WILLIAM KOON, II

Buyer's or trustee's name: Buyer's trust number (if applicable - not an SSN or FEIN)
5564 KONARCIK RD WATERLOO IL 62298-3142
Street address (after sale) City State ZIP
618-530-8971 USA
Buyer's daytime phone Phone extension Country

[X] 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:

JEFFREY WILLIAM KOON, II, 5564 KONARCIK RD WATERLOO IL 62298-3142
Name or company Street address City State ZIP
ASHLEY NICHOLE KOON AND
NICHOLAS FRANCE
USA
Country

Preparer Information

AMELIA MATHANY - NEAR NORTH TITLE GROUP LLC

Preparer and company name: Preparer's file number (if applicable) Escrow number (if applicable)
1 BRONZE POINTE N SWANSEA IL 62226-1007
Street address City State ZIP
amathany@nntg.com 618-207-4929 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

[X] 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

- 1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No



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to the year of sale.

Land _____

Buildings _____

Total _____

5 Comments

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
ASHLEY NICHOLE KON	5564 KONARCIK RD	WATERLOO	IL	622980000	6185308971	USA
NICHOLAS FRANCE	5564 KONARCIK RD	WATERLOO	IL	622980000	6185308971	USA

Additional Buyers Information