



Declaration ID: 20231206787005
 Status: Assessor Review
 Document No.: 431363
 Recording Date: 12/5/2023

State/County Stamp: 2-038-546-384



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 STATE ROUTE 3

Street address of property (or 911 address, if available)

WATERLOO 62298-0000
 City or village ZIP

T3S 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>10-01-400-002-000</u>	<u>13</u>	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/1/2023
 Date

5 Type of instrument (Mark with an "X."): Warranty deed
 Quit claim deed Executor deed X Trustee deed
 Beneficial interest Other (specify):

6 Yes X 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> </u> | <u> </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>X</u> | <u>X</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 Homestead exemptions on most recent tax bill:

1 General/Alternative	0.00
2 Senior Citizens	0.00
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>325,000.00</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	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			<u>325,000.00</u>
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			<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15			<u>0.00</u>
16	If this transfer is exempt, identify the provision.	16	<u>b</u>	<u>k</u>	<u>m</u>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			<u>325,000.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			<u>650.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>325.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>162.50</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			<u>487.50</u>

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

PART OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL MARKING THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 27 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 1 FOR A DISTANCE OF 223.74 FEET TO A MAG NAIL; THENCE NORTH 88 DEGREES 32 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 70.01 FEET TO AN IRON PIN ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 3 AND BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE NORTH 88 DEGREES 32 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 1140.84 FEET TO AN IRON PIN ON THE NORTHEASTERLY LINE OF U.S. SURVEY 639, CLAIM 2607; THENCE SOUTH 34 DEGREES 17 MINUTES 51 SECONDS EAST ALONG SAID NORTHEASTERLY LINE OF U.S. SURVEY 639, CLAIM 2607 FOR A DISTANCE OF 742.81 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 32 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 748.61 FEET TO AN IRON PIN ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 3; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE CURVING TO THE RIGHT HAVING A RADIUS OF 5794.65 FEET AND A CHORD BEARING OF NORTH 02 DEGREES 30 MINUTES 39 SECONDS WEST FOR A CHORD DISTANCE OF 604.20 FEET TO THE POINT OF BEGINNING.

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

NOBBE LAND TRUST #101

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

806 OLIVERS WAY _____ WATERLOO _____ IL _____ 62298-3188
Street address (after sale) _____ City _____ State _____ ZIP _____

618-779-8857 _____ USA _____
Seller'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.

Buyer Information

SNP PROPERTIES, L.L.C.

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

4803 S CLARK ST _____ MEXICO _____ MO _____ 65265-4120
Street address (after sale) _____ City _____ State _____ ZIP _____

314-307-1850 _____ USA _____
Buyer's daytime phone _____ Phone extension _____ Country _____



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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:

SNP PROPERTIES, L.L.C. 4803 S CLARK ST MEXICO MO 65265-4120
Name or company Street address City State ZIP

USA
Country

Preparer Information

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

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

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 to the year of sale.
Land Buildings Total
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments

Illinois Department of Revenue Use Tab number