



Declaration ID: 20231206799996
 Status: Assessor Review
 Document No.: 431634
 Recording Date: 12/28/2023

State/County Stamp: 1-755-220-016



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 BAUM RD
 Street address of property (or 911 address, if available)

FULTS 62244-0000
 City or village ZIP

T3S R10W
 Township

2 Enter the total number of parcels to be transferred. 2

3 Enter the primary parcel identifying number and lot size or acreage

<u>10-31-300-002-000</u>	<u>25.48</u>	<u>Acres</u>	<u>Yes</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/27/2023
 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"/>	<input type="checkbox"/> Land/lot only
b <input type="checkbox"/>	<input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/> Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/> Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/> Office
g <input type="checkbox"/>	<input type="checkbox"/> Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/> Commercial building (specify):
i <input type="checkbox"/>	<input type="checkbox"/> Industrial building
j <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Farm
k <input type="checkbox"/>	<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: _____
 Date

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>254,800.00</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			254,800.00
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			254,800.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			510.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			255.00
20	County tax stamps — multiply Line 18 by 0.25.	20			127.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			382.50

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

TRACT 1:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF TAX LOTS 10 & 11 AS SHOWN ON PAGE 43 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, ALL IN SECTION 31, TOWNSHIP 3 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AND PART OF TAX LOT 3 IN SECTION 6, TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 48 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PIPE FOUND WHICH MARKS THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, FROM WHICH A DRILL ROD FOUND WHICH MARKS THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, LIES AT AN ASSUMED BEARING OF SOUTH 89°48'19" EAST, A DISTANCE OF 2639.67 FEET; THENCE NORTH 00°03'05" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 30.00 FEET TO AN IRON PIN FOUND WHICH MARKS THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE QUIT-CLAIM DEED TO JEREMY D. & JESSICA L. DRESSSEL RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AS DOCUMENT NO. 379389; THENCE SOUTH 88°47'38" EAST, ALONG THE NORTH LINE OF SAID DRESSSEL TRACT, A DISTANCE OF 573.84 FEET TO AN IRON PIN FOUND WHICH MARKS THE NORTHEAST CORNER OF SAID DRESSSEL TRACT; THENCE SOUTH 01°51'22" EAST, ALONG THE EAST LINE OF SAID DRESSSEL TRACT, A DISTANCE OF 4.00 FEET TO AN IRON PIN SET WHICH MARKS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89°46'34" EAST, A DISTANCE OF 697.72 FEET TO AN IRON PIN SET; THENCE SOUTH 11°31'36" EAST, A DISTANCE OF 258.06 FEET TO AN IRON PIN SET; THENCE SOUTH 03°44'10" EAST, A DISTANCE OF 356.18 FEET TO AN IRON PIN SET; THENCE SOUTH 30° 47'45" EAST, A DISTANCE OF 343.60 FEET TO AN IRON PIN SET; THENCE SOUTH 73°20'15" EAST, A DISTANCE OF 405.10 FEET TO A PIPE FOUND WHICH MARKS THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE QUIT CLAIM DEED TO THE BUESCH FAMILY TRUST RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AS DOCUMENT NO. 314038; THENCE SOUTH 87°45'06" WEST, ALONG THE NORTH LINE OF SAID BUESCH FAMILY TRUST TRACT, A DISTANCE OF 1200.51 FEET TO AN IRON PIPE FOUND WHICH MARKS THE NORTHWEST CORNER OF SAID BUESCH FAMILY TRUST TRACT; THENCE SOUTH 19°20'15" EAST, ALONG THE WEST LINE OF SAID BUESCH FAMILY TRUST TRACT, A DISTANCE OF 830.53 FEET TO AN IRON PIPE FOUND WHICH MARKS THE SOUTHWEST CORNER OF SAID BUESCH FAMILY TRUST TRACT; THENCE SOUTH 88°46'38" WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BUESCH FAMILY TRUST TRACT, A DISTANCE OF 240.00 FEET TO AN IRON PIN SET; THENCE NORTH 19°49'41" WEST, A DISTANCE OF 555.06 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID TAX LOT 11 IN SECTION 31; THENCE NORTH 89°55'03" WEST, ALONG THE SOUTH LINE OF SAID TAX LOT 11 IN SECTION 31, A DISTANCE OF 115.28 FEET TO AN IRON PIN SET; THENCE NORTH 01°51'22" WEST, A DISTANCE OF 385.10 FEET TO AN IRON PIN SET WHICH MARKS THE SOUTHWEST CORNER OF THE AFOREMENTIONED DRESSSEL TRACT; THENCE CONTINUING NORTH 01°51'22" WEST, ALONG AN EAST LINE OF SAID DRESSSEL TRACT, A DISTANCE OF 200.02 FEET TO AN IRON PIN SET WHICH MARKS A CORNER OF SAID DRESSSEL TRACT; THENCE NORTH 88°12'36" EAST, ALONG A SOUTH LINE OF SAID DRESSSEL TRACT, A DISTANCE OF 174.78 FEET TO A CORNER OF SAID DRESSSEL TRACT; THENCE NORTH 01°51'22" WEST, ALONG THE EAST LINE OF SAID DRESSSEL TRACT, A DISTANCE OF 746.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EASEMENT RIGHT, IN COMMON WITH THE GRANTOR, ITS SUCCESSORS, ASSIGNS, AND OTHER PERSONS WHO POSSESS A SIMILAR RIGHT, AS AN EASEMENT APPURTENANT TO TRACT 1, TO USE THE HEREINAFTER DESCRIBED TRACT 2 OF TWENTY (20) FEET IN WIDTH FOR THE PURPOSES OF INGRESS, EGRESS, ROADWAY AND UNDERGROUND UTILITIES FOR THE USE AND BENEFIT OF TRACT 1 AND ANY SUBDIVISION THEREOF.

TRACT 2:

COMMENCING AT A STONE AT THE N.W. CORNER, S.E. 1/4, S. E. 1/4, SEC. 31, T. 3 S., R. 10 W.; THENCE, N. 25° 56' 48" W. 591.95 FEET TO A POINT AT THE INTERSECTION OF THE WESTERLY EDGE OF BAUM ROAD WITH THE CENTERLINE AND THE BEGINNING OF THE 20 FOOT WIDE ROADWAY HEREIN DESCRIBED; THENCE, N. 57° 43' 09" W. 132.51 FEET ALONG THE



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CENTERLINE OF SAID ROADWAY; THENCE, N. 73° 36' 09" W. 57.10 FEET; THENCE, N. 81° 38' 16" W. 89.67 FEET; THENCE, N. 88° 23' 08" W. 280.06 FEET; THENCE, S. 62° 49' 30" W. 163.41 FEET; THENCE, S. 85° 47' 21" W. 336.80 FEET; THENCE, S. 69° 41' 24" W. 58.86 FEET; THENCE, S., 16° 07' 44" W. 89.67 FEET; THENCE, S. 1° 31' 05" W. 369.54 FEET; THENCE, S. 8° 23' 24" E. 460.22 FEET; THENCE, S. 7° 13' 59" E. 193.48 FEET; THENCE S. 18° 47' 03" E. 37.36 FEET; THENCE, S. 27° 57' 10" E. 64.45 FEET; THENCE S. 32° 57' 12" E. 94.25 FEET; THENCE, S. 30° 28' 55" E. 102.00 FEET; THENCE, S. 20° 16' 16" E. 112.51 FEET; THENCE, S. 40° 55' 26" E. 97.09 FEET TO THE END OF SAID ROADWAY.

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

STONEBRIDGE DEVELOPMENT CO.

Seller's or trustee's name: 121 W LEGION AVE, COLUMBIA, IL, 62236-2341, 618-281-7111, USA

[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

LUKE BUESCH

Buyer's or trustee's name: 4237 BAUM RD, FULTS, IL, 62244-1021, 618-719-3082, USA

[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:

LUKE BUESCH, 4237 BAUM RD, FULTS, IL, 62244-1021, USA

Preparer Information

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

Preparer and company name: 231 S MAIN ST, WATERLOO, IL, 62298-1325, closings@monroecountytitle.com, 618-939-8292, USA

[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



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____ 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



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Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
15-06-100-003-000	0	Acres	Yes

Personal Property Table