



Declaration ID: 20231206792508
 Status: Assessor Review
 Document No.: 431507
 Recording Date: 12/18/2023

State/County Stamp: 1-657-835-568



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 S ROAD

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

WATERLOO 62298-0000
 City or village ZIP

T3S R9W
 Township

2 Enter the total number of parcels to be transferred. 3
 3 Enter the primary parcel identifying number and lot size or acreage

<u>11-29-300-003-000</u>	<u>89</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 Yes X No Will the property be the buyer's principal residence?

7 Yes X 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>796,250.00</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			796,250.00
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			796,250.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,593.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			796.50
20 County tax stamps — multiply Line 18 by 0.25.	20			398.25
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			1,194.75

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

TAX LOT 3, CONTAINING 39 ACRES, AND TAX LOT 9, CONTAINING 10 ACRES, AS SHOWN BY PAGE 17 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" OF MONROE COUNTY, ILLINOIS RECORDS, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, CONTAINING 40 ACRES, ALL IN SECTION 29 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD P.M., IN MONROE COUNTY, ILLINOIS.

ALSO:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, CONTAINING 40 ACRES, AND THE WEST HALF OF THE NORTHWEST QUARTER, CONTAINING 80 ACRES, ALL IN SECTION 32 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD P.M., IN MONROE COUNTY, ILLINOIS.

EXCEPTING, THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 32 IN TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD P.M., IN MONROE COUNTY, ILLINOIS, CONTAINING 40 ACRES, MORE OR LESS.

FURTHER EXCEPTING, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 1,296 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO A POINT 24 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST 720 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO A POINT; THENCE NORTH 1° 30' EAST A DISTANCE OF 1,298 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST 686 FEET ALONG THE SAID NORTH LINE TO THE PLACE OF BEGINNING, CONTAINING 21 ACRES, MORE OR LESS.

FURTHER EXCEPTING, A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 32, AND ALSO IN THE SOUTHWEST QUARTER OF SECTION 29, BOTH OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS; THENCE ON ASSUMED BEARING OF NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST AND ALONG THE NORTH LINE OF THE SAID QUARTER-QUARTER SECTION, A DISTANCE OF 257.75 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE NORTH 04 DEGREES, 30 MINUTES, 28 SECONDS WEST, A DISTANCE OF 24.31 FEET TO A POINT IN THE BASE OF A 18" OAK TREE; THENCE SOUTH 88 DEGREES, 41 MINUTES, 03 SECONDS EAST, A DISTANCE OF 1055.34 FEET TO AN IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, AND BEING ALSO THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO ROGER MUELLER BY INSTRUMENT IN DEED RECORD BOOK 141, PAGE 412 ON RECORD IN THE MONROE COUNTY RECORDER'S OFFICE; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST AND ALONG THE NORTH LINE OF THE SAID R. MUELLER TRACT, AND BEING THE NORTH LINE OF THE SAID QUARTER-QUARTER SECTION; A DISTANCE OF 686.0 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF THE ABOVE-REFERENCED R. MUELLER TRACT; THENCE ALONG THE WESTERLY LINE OF THE MUELLER TRACT, SOUTH 02 DEGREES, 32 MINUTES, 00 SECONDS WEST, A DISTANCE OF 1277.1 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 89 DEGREES, 53 MINUTES, 00 SECONDS WEST ALONG A LINE PARALLEL WITH, AND 24 FEET NORTH OF, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 210.14 FEET TO A POINT; THENCE NORTH 4 DEGREES, 30 MINUTES, 28 SECONDS WEST, A DISTANCE OF 1279.38 FEET TO THE POINT OF BEGINNING, CONTAINING 0.293 ACRES, MORE OR LESS, IN SECTION 29, AND 8.453 ACRES, MORE OR LESS, IN SECTION 32, OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS.

FURTHER EXCEPTING, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3



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SOUTH, RANGE 9 WEST, OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHWEST CORNER OF SAID QUARTER QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 53 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER FOR A DISTANCE OF 69.99 FEET TO AN IRON PIN MARKING THE POINT OF BEGINNING FO THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE OF THE QUARTER QUARTER FOR A DISTANCE OF 187.76 FEET TO AN IRON PIN ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED DOC. NO. 376241; THENCE SOUTH 04 DEGREES 29 MINUTES 34 SECONDS EAST ALONG SAID WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED DOC. NO. 376241, FOR A DISTANCE OF 1278.62 FEET TO AN IRON PIN BEING 24 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG A LINE 24 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF THE QUARTER QUARTER FOR A DISTANCE OF 187.82 FEET TO AN IRON PIN; THENCE NORTH 04 DEGREES 29 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 1277.87 FEET TO THE POINT OF BEGINNING.

ALSO:

THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 32 IN TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD P.M., IN MONROE COUNTY, ILLINOIS, CONTAINING 40 ACRES, MORE OR LESS.

EXCEPTING, THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 OF TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD P.M., MONROE COUNTY, ILLINOIS, CONTAINING 20 ACRES, MORE OR LESS.

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 THOMAS FRUTH AND TERESA FRUTH FAMILY TRUST

Form fields for Seller Information including name, address, city, state, zip, phone, and 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

DANIEL R. MENKE

Form fields for Buyer Information including name, address, city, state, zip, phone, and 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:

Form fields for Mail tax bill to including name, address, city, state, zip, and country.



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Preparer Information

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

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
231 S MAIN ST	WATERLOO	IL	62298-1325
Street address	City	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	
<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 parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
11-32-100-001-000	50.25	Acres	No
11-32-100-003-000	20	Acres	No

Personal Property Table