



Declaration ID: 20240106720347
 Status: Assessor Review
 Document No.: 431880
 Recording Date: 1/25/2024

State/County Stamp: 0-481-004-592



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 204 BREIDECKER STREET

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

COLUMBIA 62236-0000
 City or village ZIP

T1S 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>04-15-402-007-000</u> | <u>0.63</u> | <u>Acres</u> | <u>No</u> |
| Primary PIN | Lot size or acreage | Unit | Split Parcel |

4 Date of instrument: 1/23/2024
 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 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>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 X 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>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 <u>180,000.00</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 | <input checked="" type="checkbox"/> | No |
| 13 | Subtract Line 12a from Line 11. This is the net consideration for real property | 13 | | | 180,000.00 |
| 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. This is the net consideration subject to transfer tax. | 17 | | | 180,000.00 |
| 18 | Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62) | 18 | | | 360.00 |
| 19 | Illinois tax stamps — multiply Line 18 by 0.50. | 19 | | | 180.00 |
| 20 | County tax stamps — multiply Line 18 by 0.25. | 20 | | | 90.00 |
| 21 | Add Lines 19 and 20. This is the total amount of transfer tax due | 21 | | | 270.00 |

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

BEGINNING AT AN IRON PIN AT THE MOST SOUTHERLY CORNER OF TAX LOT 19-A OF SURVEY 773, CLAIM 2053 IN T. 1 S. R. 10 W. OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, THENCE NORTH 26 DEGREES 30 MINUTES WEST 324.5 FEET ALONG THE WESTERLY LINE OF SAID TAX LOT 19-A AND THE EASTERLY LINE OF BREIDECKER STREET TO A POST FOR A BEGINNING CORNER, THENCE NORTH 26 DEGREES 30 MINUTES WEST 315.7 FEET ALONG THE WESTERLY LINE OF SAID TAX LOT 19-A AND THE EASTERLY LINE OF SAID BREIDECKER STREET TO A POST AT THE INTERSECTION OF THE EASTERLY LINE OF SAID BREIDECKER STREET AND THE SOUTHERLY LINE OF CHERRY STREET, THENCE NORTH 63 DEGREES 25 MINUTES EAST 138 FEET ALONG THE SOUTHERLY LINE OF CHERRY STREET TO A POST, THENCE SOUTH 26 DEGREES 30 MINUTES EAST 315.7 FEET TO A POST, THENCE SOUTH 63 DEGREES 25 MINUTES WEST 138 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF TAX LOT 19-A OF SURVEY 773, CLAIM 2053 IN TOWNSHIP 1 SOUTH RANGE 10 WEST OF THIRD PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS.

EXCEPTING THAT PART DESCRIBED IN DEED RECORDED JANUARY 18, 2001 IN BOOK 230, PAGE 391 AS DOCUMENT NO. 245062, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 115.7 FEET OF THAT PARCEL CONVEYED TO EARL P. AND JOSEPHINE D. INMAN, TRUSTEES AND SUCCESSORS IN TRUST OF THE EARL P. INMAN AND JOSEPHINE D. INMAN REVOCABLE LIVING TRUST DATED SEPTEMBER 7, 2000 FROM EARL P. AND JOSEPHINE D. INMAN AND RECORDED IN BOOK 228 ON PAGE 432 IN THE RECORDER'S OFFICE OF MONROE COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE MOST SOUTHERLY CORNER OF TAX LOT 19-A OF SURVEY 773, CLAIM 2053 IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS; THENCE NORTH 26° 30' WEST 324.5 FEET ALONG THE WESTERLY LINE OF SAID TAX LOT 19-A AND THE EASTERLY LINE OF BREIDECKER STREET TO A POST FOR A BEGINNING CORNER; THENCE NORTH 26° 30' WEST 315.7 FEET ALONG THE WESTERLY LINE OF SAID TAX LOT 19-A AND THE EASTERLY LINE OF SAID BREIDECKER STREET TO A POST AT THE INTERSECTION OF THE EASTERLY LINE OF SAID BREIDECKER STREET AND THE SOUTHERLY LINE OF CHERRY STREET; THENCE NORTH 63° 25' EAST 138 FEET ALONG THE SOUTHERLY LINE OF CHERRY STREET TO A POST; THENCE SOUTH 26° 30' EAST 315.7 FEET TO A POST. THENCE SOUTH 63° 25' WEST 138 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF TAX LOT 19-A OF SURVEY 773, CLAIM 2053 IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS.

AND FURTHER EXCEPTING THAT PART DESCRIBED IN TRUSTEES' DEED RECORDED ON MARCH 7, 2008 AS DOCUMENT NO. 321896, DESCRIBED AS FOLLOWS:

PART OF A TRACT OF LAND CONVEYED TO THE EARL P. INMAN AND JOSEPHINE D. INMAN REVOCABLE LIVING TRUST BY DEED RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF DEEDS 228 ON PAGES 432-434, BEING PART OF TAX LOT 19-A OF U.S. SURVEY 773, CLAIM 2053, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID INMAN TRUST TRACT; THENCE AT AN ASSUMED BEARING OF NORTH 64° 28' 06" EAST, ALONG THE NORTHWEST LINE OF SAID INMAN TRUST TRACT, A DISTANCE OF 6.00 FEET TO A POINT; THENCE SOUTH 10° 24' 59" WEST, A DISTANCE OF 9.88 FEET TO A POINT WHICH LIES ON THE SOUTHWEST LINE OF SAID INMAN TRUST TRACT; THENCE NORTH 26° 58' 06" WEST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 8.00 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



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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

JOSEPHINE DARONCO INMAN, TRUSTEE OF THE REVOCABLE TRUST OF JOSEPHINE DARONCO INMAN

Seller's or trustee's name: JOSEPHINE DARONCO INMAN, TRUSTEE OF THE REVOCABLE TRUST OF JOSEPHINE DARONCO INMAN
Street address (after sale): 204 S BREIDECKER ST
City: COLUMBIA
State: IL
ZIP: 62236-2009
Seller's daytime phone: 314-503-6869
Phone extension:
Country: 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

DORISE M. BECK

Buyer's or trustee's name: DORISE M. BECK
Street address (after sale): 204 S BREIDECKER ST
City: COLUMBIA
State: IL
ZIP: 62236-2009
Buyer's daytime phone: 314-605-5984
Phone extension:
Country: 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:

Name or company: DORISE M. BECK
Street address: 204 S BREIDECKER ST
City: COLUMBIA
State: IL
ZIP: 62236-2009
Country: USA

Preparer Information

BARBARA FRUTH - COLUMBIA TITLE CO INC

Preparer and company name: BARBARA FRUTH - COLUMBIA TITLE CO INC
Street address: 110 VETERANS PKWY
City: COLUMBIA
State: IL
ZIP: 62236-2508
Preparer's email address (if available): barb@columbiatitleco.com
Preparer's daytime phone: 618-340-5054
Country: 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
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.
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments
Land
Buildings



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| Total | |
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| 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 |
|---|-------------------------------|------|-------|-----|----------------|---------|
| JOSEPHINE DARONCO INMAN, SUCCESSOR TRUSTEE OF THE REVOCABLE TRUST OF EARL P. INMAN | | | | | | |

Additional Buyers Information