



PTAX-203

Illinois Real Estate Transfer Declaration



DocId:8019239

Tx:4015434

Do not write in this area.
County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

Monroe County, Illinois
Jonathan McLean, Recorder

P-431727

Recording Fee: 0.00

RHSP Fee:

Pages Recorded: 2

Date Recorded: 01/08/2024 11:38 AM

Please read the instructions before completing this form.
For electronic filing information, visit the [MyDec Helpful Resource page](#).

Step 1: Identify the property and sale information.

1 1049 Bluffside Rd.
Street address of property (or 911 address, if available)

Columbia 62236
City or village ZIP

Monroe
Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a <u>04-15-250-002-000</u>	<u>500 x 250</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 1 / 2 / 2 0 2 3
Month Year

5 Type of instrument (Mark with an "X"):

Quit claim deed Executor deed Warranty 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 (Mark only one item per column with an "X.")

a Land/lot only

b Residence (single-family, condominium, townhome, or duplex)

c Mobile home residence

d Apartment building (6 units or less) No. of units: _____

e Apartment building (over 6 units) No. of units: _____

f Office

g Retail establishment

h Commercial building (specify): _____

i Industrial building

j Farm

k Other (specify): _____

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.
Date of significant change: _____ / _____

(Mark with an "X.")

Demolition/damage Additions Major remodeling
 New construction Other (specify): _____

10 Identify only the items that apply to this sale. (Mark with an "X.")

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	\$ _____
2 Senior Citizens	\$ _____
3 Senior Citizens Assessment Freeze	\$ _____

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 \$ _____	\$340,000.00
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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ _____	340,000.00
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, use an "X" to identify the provision.	16 <input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m	
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ _____	340,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 _____	680.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ _____	340.00
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ _____	170.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ _____	510.00

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

SEE LEGAL DESCRIPTION ATTACHMENT

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 (Please print.)

Midwest Trust Company, Trustee of Nixon Living Trust dated November 16, 2013 Seller's or trustee's name 86-6611703
 101 South Hanley Road Suite 1075 Seller's trust number (if applicable - not an SSN or FEIN)
 Street address (after sale) St. Louis MO 63108
 City State ZIP
 Seller's or agent's signature [Signature] (314) 449-1750
 Seller's daytime phone

Buyer Information (Please print.)

Growth Developments, LLC
 Buyer's or trustee's name
 3201 S Brentwood Blvd. Buyer's trust number (if applicable - not an SSN or FEIN)
 Street address (after sale) Webster Groves MO 63119
 City State ZIP
 Buyer's or agent's signature (573) 216-2620
 Buyer's daytime phone

Mail tax bill to:

Growth Developments, LLC 3201 S Brentwood Blvd. Webster Groves MO 63119
 Name or company Street address City State ZIP

Preparer Information (Please print.)

Ryan C. Kerner 23LT07254
 Preparer's and company's name Preparer's file number (if applicable)
 16090 Swingley Ridge Rd., Suite 120 Chesterfield MO 63017
 Street address City State ZIP
 Preparer's signature [Signature] (314) 786-4000
 Preparer's daytime phone
 Ryan@Freedom-Tite.com
 Preparer's e-mail address (if available)

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 <u>County</u> <u>Township</u> <u>Class</u> <u>Cook-Minor</u> <u>Code 1</u> <u>Code 2</u>	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No
Land _____	5 Comments
Buildings _____	
Total _____	

Illinois Department of Revenue Use	Tab number
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