



Declaration ID: 20240106718153  
 Status: Assessor Review  
 Document No.: 431939  
 Recording Date: 1/30/2024

State/County Stamp: 1-441-930-288



# PTAX-203

## Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 118 S LEO 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>04-21-221-004-000</u>	<u>28x136</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/22/2024  
 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"/>            | Land/lot only                                                                                   |
| b       | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c       | <input type="checkbox"/>            | Mobile home residence                                                                           |
| d       | <input type="checkbox"/>            | Apartment building (6 units or less) No. of units: _____                                        |
| e       | <input type="checkbox"/>            | Apartment building (over 6 units) No. of units: _____                                           |
| f       | <input type="checkbox"/>            | Office                                                                                          |
| g       | <input type="checkbox"/>            | Retail establishment                                                                            |
| h       | <input type="checkbox"/>            | Commercial building (specify):                                                                  |
| i       | <input type="checkbox"/>            | Industrial building                                                                             |
| j       | <input type="checkbox"/>            | Farm                                                                                            |
| k       | <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: \_\_\_\_\_

<input type="checkbox"/>	Demolition/damage	<input type="checkbox"/>	Additions	<input type="checkbox"/>	Major remodeling
<input type="checkbox"/>	New construction	<input type="checkbox"/>	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	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</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>170,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106718153

Status: Assessor Review

Document No.: 431939

Recording Date: 1/30/2024

State/County Stamp: 1-441-930-288

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>170,000.00</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. <b>This is the net consideration subject to transfer tax.</b>	17			<u>170,000.00</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>340.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>170.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20			<u>85.00</u>
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>255.00</u>

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

COMMENCING AT A PIPE THAT MARKS THE INTERSECTION OF THE NORTH LINE OF LANDGRAF STREET WITH THE EAST LINE OF LEO STREET, IN THE CITY OF COLUMBIA, COUNTY OF MONROE AND STATE OF ILLINOIS; THENCE NORTH 4° 06' EAST A DISTANCE OF FIFTY (50) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 4° 06' EAST A DISTANCE OF 28.0 FEET TO A STAKE; THENCE NORTH 89° 48' EAST A DISTANCE OF 55.18 FEET TO A STAKE; THENCE NORTH 67° 54' EAST A DISTANCE OF 16.0 FEET TO A CROSS CUT INTO STONE STEP; THENCE NORTH 82° 20' EAST A DISTANCE OF 50.15 FEET TO A STAKE IN THE NORTHEASTERLY LINE OF THE ALBERT HORNBOSTEL PROPERTY; THENCE SOUTH 14° 25' EAST ALONG THE ALBERT HORNBOSTEL PROPERTY TO A POINT A PERPENDICULAR DISTANCE OF 50.0 FEET FROM THE NORTH LINE OF LANDGRAF STREET; THENCE IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO LANDGRAF STREET TO THE STAKE AT THE POINT OF BEGINNING.

EXCEPTING COAL, OIL, GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY.

SITUATED IN THE COUNTY OF MONROE, AND THE STATE OF ILLINOIS.

**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**

JENNIE F. FRIEDRICH

Seller's or trustee's name

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

1884 FOX POINTE DR

Street address (after sale)

ARNOLD

City

MO

State

63010-2858

ZIP

636-226-5063

Seller's daytime phone

Phone extension

USA

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**

MEREDITH MULLEN

Buyer's or trustee's name

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

118 S. LEO STREET

Street address (after sale)

COLUMBIA

City

IL

State

62236-0000

ZIP

913-378-5146

Buyer's daytime phone

Phone extension

USA

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.



Declaration ID: 20240106718153

Status: Assessor Review

Document No.: 431939

Recording Date: 1/30/2024

State/County Stamp: 1-441-930-288

is true, correct, and complete.

Mail tax bill to:

MEREDITH MULLEN 118 S. LEO STREET COLUMBIA IL 62236-0000
Name or company Street address City State ZIP

Preparer Information

ASHLEY EVANS - ACCENT TITLE INC 1223-1880
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
399 VETERANS PARKWAY COLUMBIA IL 62236-0000
Street address City State ZIP
ashley@acctitle.com 618-281-2040 204 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension 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.

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



**Declaration ID:** 20240106718153

**Status:** Assessor Review

**Documnet No.:** 431939

**Recording Date:** 1/30/2024

**State/County Stamp:** 1-441-930-288

---

### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
TYLER KNOCH	118 S. LEO STREET	COLUMBIA	IL	622360000	6186605425	USA