



PTAX-203

Illinois Real Estate Transfer Declaration



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Tx:4015820

Monroe County, Illinois
Jonathan McLean, Recorder

P-431954

Recording Fee: 0.00
RHSP Fee:

Pages Recorded: 3

Date Recorded: 01/31/2024 10:49 AM

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

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

Please read the instructions before completing this form. This form can be completed electronically at tax.illinois.gov/ret/d.

Step 1: Identify the property and sale information.

1 23 Villa Court
Street address or property (or 911 address, if available)
Waterloo 62298
City or village Zip

Township

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

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

Parcel identifying number	Lot size or acreage
a <u>0724202019-123</u>	
b	
c	
d	

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: January / 2024
Month Year

5 Type of deed/trust document (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

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
- i Industrial building
- j Farm
- k Other

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: _____ / _____
Month Year
(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	\$	<u>6000.00</u>
2 Senior Citizens	\$	<u>5000.00</u>
3 Senior Citizens Assessment Freeze	\$	<u>289 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

11 Full actual consideration	11	\$	<u>225,000.00</u>
12a Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
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	\$	<u>225,000.00</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, 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	\$	<u>225,000.00</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>450.00</u>
19 Illinois tax stamps – multiply Line 18 by 0.50.	19	\$	<u>225.00</u>
20 County tax stamps – multiply Line 18 by 0.25	20	\$	<u>112.50</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>337.50</u>

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 8½" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

See attached

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.)

Lewis W. Asselmeier and Anna M. Asselmeier

Seller's or trustee's name

623 Hamacher Street

Street address (after sale)

Lewis W. Asselmeier
Seller's or agent's signature

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

Waterloo IL 62298
City State ZIP

618-939-3234
Seller's daytime phone

Buyer Information (Please print.)

Jerry Berghoefer and Sandra Keevil

Buyer's or trustee's name

23 Villa Court

Street address (after sale)

Sandra Keevil
Buyer's or agent's signature

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

Waterloo IL 62298
City State ZIP

(618) 281-5522
Buyer's daytime phone

Mail tax bill to:

Jerry Berghoefer and Sandra Keevil

Name or company

23 Villa Court

Street address

Waterloo IL 62298
City State ZIP

Preparer Information (Please print.)

Mon-Clair Title Company

Preparer's and company's name

101 East Mill Street, P O Box 132

Street address (after sale)

[Signature]
Preparer's signature

24001

Preparer's file number (if applicable)

Waterloo IL 62298
City State ZIP

(618) 939-6126
Preparer's daytime phone

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 the sale				
	Land				
	Buildings				
	Total				
Illinois Department of Revenue Use			Tab Number		

PTAX-203

Step 3: Legal Description

Parcel Number: 0724202019-123

Unit No. 23 in Villas of Bradford, Parcel 3, Phase 1, as delineated on Plat of Survey of the following described parcel of real estate: Part of Lot 3 of "Bradford North" being a subdivision of Part of Tax Lots 3A and 4 of U.S. Survey 641, Claim 1645, and Part of Lots 33, 34, & 35 of "Marney's Clearing," being a subdivision of Part of Tax Lot 4 of U.S. Survey 641, Claim 1645, all in Township 2 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois, which plat of survey is recorded in the Office of the Recorder of Monroe County, Illinois, in envelope 2-128A, together with a percentage of the Common Elements appurtenant to the unit as calculated according to the formula set forth in the Declaration of Condominium made by BO & JM, Inc. erroneously referred to therein as B.O. & J.M. Corp., recorded in the Office of the Recorder of Monroe County, Illinois in Book 220, pages 92 through 147, and together with additional Common Elements as such amended plats are filed of record, in the percentages calculated according to the formula set forth in the Declaration which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended plat as though conveyed hereby.