



Declaration ID: 20231206700844
 Status: Assessor Review
 Document No.: 431706
 Recording Date: 1/5/2024

State/County Stamp: 2-099-910-704



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 605 PARK STREET
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000
 City or village ZIP

T2S 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>07-25-182-001-000</u>	<u>3.0</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/27/2023
 Date

5 Type of instrument (Mark with an "X."): Warranty deed
Quit claim deed Executor deed Trustee deed
Beneficial interest Other (specify): Special Warranty Deed

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>125,000.00</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			125,000.00
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			125,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			250.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			125.00
20	County tax stamps — multiply Line 18 by 0.25.	20			62.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			187.50

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

A PART OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON PIN WHICH MARKS THE SOUTHWEST CORNER OF TAX LOT 8-B OF SAID SECTION 25, AS SHOWN ON PAGE 39 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A"; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREES, 04 MINUTES, 19 SECONDS EAST ALONG THE WEST LINE OF THE ABOVE-REFERENCED TAX LOT 8-B A DISTANCE OF 120.0 FEET TO AN IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES, 44 MINUTES, 36 SECONDS EAST ALONG THE NORTH LINE OF TAX LOT 8-B, A DISTANCE OF 26.00 FEET TO AN IRON PIN AT THE SOUTHERLY CORNER OF THE WESTERNMOST LINE OF THAT TRACT DESCRIBED TO THE MONROE COUNTY FARM BUREAU BY INSTRUMENT IN DEED RECORD BOOK 122, PAGE 643 IN THE MONROE COUNTY RECORDER'S OFFICE; THENCE NORTH 01 DEGREES, 04 MINUTES, 19 SECONDS EAST, ALONG THE SAID WESTERNMOST FARM BUREAU PROPERTY LINE, A DISTANCE OF 210.00 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES, 44 MINUTES, 36 SECONDS WEST ALONG A LINE PARALLEL WIT THE NORTH R-O-W LINE OF STATE HIGHTWAY 156, AN S.B.I. ROUTE PLATTED AND FILED IN ENVELOPE 45B. ORIGINALLY RECORDED IN BOOK OF PLATS "A", PAGE 189, A DISTANCE OF 144.99 FEET TO AN IRON PIN; THENCE SOUTH 01 DEGREES, 04 MINUTES, 19 SECONDS WEST, A DISTANCE OF 330.01 FEET TO AN IRON PIN SET ON THE NORTH R-O-W OF SAID SBI ROUTE 156; THENCE ALONG THE SAID HIGHWAY R-O-W LINE, SOUTH 89 DEGREES, 44 MINUTES, 36 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE COAL, OIL, GAS AND OTHER MINTERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE SAME.

ALSO:

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TAX LOT 8-B AS SHOWN ON PAGE 39 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF THE MONROE COUNTY RECORDS; THENCE NORTH 89 DEGREES 07 MINUTES 52 SECONDS WEST AN ASSUMED BEARING ALONG THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 156, AN S.B.I. ROUTE AS PLATTED AND FILED IN ENVELOPE 45B OF THE MONROE COUNTY RECORDS, ORIGINALLY RECORDED IN PLAT BOOK "A" ON PAGE 189, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO JENNIFER LYNN HART AS RECORDED IN DOCUMENT 313412 OF THE MONROE COUNTY RECORDS; THENCE NORTH 01 DEGREES 38 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID HART PARCEL, A DISTANCE OF 330.01 FEET TO THE NORTHWEST CORNER OF SAID HART PARCEL, SAID CORNER ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 474.40 FEET TO THE SOUTH LINE OF A PARCEL CONVEYED TO THE CITY OF WATERLOO BY DEED RECORDED IN BOOK 152 ON PAGE 660 OF THE MONROE COUNTY RECORDS; THENCE SOUTH 88 DEGREES 56 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 153.00 FEET TO THE NORTHWEST CORNER OF A PARCEL CONVEYED TO WAYNE DISTRIBUTING, INC. AS RECORDED IN DEED BOOK 188 ON PAGE 164 OF THE MONROE COUNTY RECORDS; THENCE SOUTH 23 DEGREES 37 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID WAYNE DISTRIBUTING, INC. PARCEL, A DISTANCE OF 218.32 FEET TO THE MOST NORTHERLY CORNER OF A PARCEL CONVEYED TO THE MONROE COUNTY FARM BUREAU AS RECORDED IN DEED RECORD BOOK 122 ON PAGE 643 OF THE MONROE COUNTY RECORDS; THENCE SOUTH 37 DEGREES 05 MINUTES 23 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID FARM BUREAU PARCEL, A DISTANCE OF 161.00 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 00 DEGREE 55 MINUTES 36 SECONDS EAST, ALONG SAID WESTERLY LINE OF THE FARM BUREAU PARCEL, A DISTANCE OF 145.00 FEET TO THE NORTHEAST CORNER OF SAID HART PARCEL; THENCE NORTH 89 DEGREES 07 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID HART PARCEL, A DISTANCE OF 144.99 FEET OT THE POINT OF BEGINNING.

Step 4: Complete the requested information.



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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

JENNIFER L. AND ROBERT DIETERLE

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

4622 JJ RD _____ WATERLOO _____ IL _____ 62298-2724
Street address (after sale) _____ City _____ State _____ ZIP _____

314-780-5709 _____ USA _____
Seller'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.

Buyer Information

WYATT DREWES

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

605 PARK ST _____ WATERLOO _____ IL _____ 62298-1814
Street address (after sale) _____ City _____ State _____ ZIP _____

618-444-5631 _____ USA _____
Buyer'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.

Mail tax bill to:

WYATT DREWES _____ 605 PARK ST _____ WATERLOO _____ IL _____ 62298-1814
Name or company _____ Street address _____ City _____ State _____ ZIP _____

USA _____
Country _____

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

1 _____ County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____	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? _____ Yes _____ No
	5 Comments



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Buildings _____

Illinois Department of Revenue Use _____

Tab number _____