



Declaration ID: 20240106712754
 Status: Assessor Review
 Document No.: 431789
 Recording Date: 1/17/2024

State/County Stamp: 0-907-060-272



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 320 S MAIN 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>07-25-284-006-000</u>	<u>.21</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/12/2024
 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 X Fulfillment of installment contract year contract initiated : 2020
- 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 Homestead exemptions on most recent tax bill:

1 General/Alternative	<u>0.00</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>18,000.00</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	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			18,000.00
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			18,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			36.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			18.00
20	County tax stamps — multiply Line 18 by 0.25.	20			9.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			27.00

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

COMMENCING AT THE NORTHWEST CORNER OF LOT NO. FORTY-SEVEN (47) OF THE OLD TOWN OF WATERLOO; THENCE SOUTH, WITH THE EAST SIDE OF MAIN STREET, ONE HUNDRED FORTY-FOUR (144) FEET FOR A BEGINNING CORNER; THENCE EAST, ONE HUNDRED AND FIFTY-FIVE (155) FEET TO AN ALLEY; THENCE SOUTH, SIXTY (60) FEET TO A STAKE; THENCE WEST, PARALLEL WITH THE NORTH LINE OF LOT NO. FORTY-SEVEN (47), ONE HUNDRED AND FIFTY-FIVE FEET TO MAIN STREET; THENCE NORTH, ON EAST LINE OF MAIN STREET, SIXTY (60) FEET TO THE PLACE OF BEGINNING; AND BEING KNOWN AS LOT 5 OF FERD CAWI'S ADDITION, AS SHOWN ON PAGE 13 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS).

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

EDWARD F. WIENHOFF LIVING TRUST

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

3857 HH RD _____ WATERLOO _____ IL _____ 62298-2243
Street address (after sale) _____ City _____ State _____ ZIP _____

618-939-4496 _____ 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

ZACHERY B. WIENHOFF

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

320 S MAIN ST _____ WATERLOO _____ IL _____ 62298-1326
Street address (after sale) _____ City _____ State _____ ZIP _____

618-612-3834 _____ 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:

ZACHERY B. WIENHOFF _____ 320 S MAIN ST _____ WATERLOO _____ IL _____ 62298-1326
Name or company _____ Street address _____ City _____ State _____ ZIP _____



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Preparer Information

USA
Country

PAYTON RAMSEY - MOCOTICO, LLC D/B/A MONROE COUNTY TITLE CO.

231 S MAIN ST

Street address

closings@monroecountytitle.com

Preparer's email address (if available)

Preparer's file number (if applicable)

Escrow number (if applicable)

WATERLOO

City

IL

State

62298-1325

ZIP

618-939-8292

Preparer's daytime phone

Phone extension

USA

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