



Declaration ID: 20240106717539
 Status: Assessor Review
 Document No.: 431901
 Recording Date: 1/26/2024

State/County Stamp: 0-944-778-288



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 903 STIENING 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>07-25-401-002-000</u>	<u>.27</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/25/2024
 Date

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

6 X Yes No Will the property be the buyer's principal residence?

7 X 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 <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): <u> </u>
i <u> </u>	<u> </u>	Industrial building
j <u> </u>	<u> </u>	Farm
k <u> </u>	<u> </u>	Other (specify): <u> </u>

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: _____

<u> </u> Demolition/damage	<u> </u> Additions	<u> </u> Major remodeling
<u> </u> New construction	<u> </u> 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	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

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>140,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20240106717539

Status: Assessor Review

Document No.: 431901

Recording Date: 1/26/2024

State/County Stamp: 0-944-778-288

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			140,000.00
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			140,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			280.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			140.00
20	County tax stamps — multiply Line 18 by 0.25.	20			70.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			210.00

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

COMMENCING AT THE NORTHEASTERLY CORNER OF THAT PART OF TAX LOT 1-M OF SECTION 25 OF TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE 3RD P.M., CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, WHICH WAS CONVEYED TO LEWIS W. LICH AND WIFE, AS SHOWN OF RECORD IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS IN DEED RECORD 86 ON PAGE 550; THENCE SOUTH 780 WEST 140 FEET TO AN IRON PIN ON THE NORTHERLY LINE OF SAID TRACT; THENCE SOUTH 100 EAST 55 FEET ALONG THE WESTERLY LINE OF THE PUBLIC STREET TO A POST AT THE SOUTHEASTERLY CORNER OF THAT TRACT HERETOFORE CONVEYED TO ALLAN ENGLERTH AND WIFE, AS SHOWN BY DEED RECORD 98, PAGE 484, FOR A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 100 EAST 55 FEET ALONG THE WESTERLY LINE OF THE PUBLIC STREET TO A POINT; THENCE SOUTH 780 WEST 211 FEET ALONG A LINE PARALLEL TO THE SAID NORTHERLY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD; THENCE NORTH 280 30' WEST 58 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY CORNER OF THE ENGLERTH TRACT; THENCE NORTH 780 EAST 232 FEET ALONG THE SOUTHERLY LINE OF THE ENGLERTH TRACT TO THE PLACE OF BEGINNING, AND BEING A PART OF TAX LOT 1-M OF SECTION 25 OF T. 2 S., R. 10 W. OF THE 3RD P.M., CITY OF WATERLOO, MONROE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF REAL ESTATE, TO-WIT:

PART OF TAX LOT NO. 1-M IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 39 IN MONROE COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID SECTION 25, SOUTH 89 DEGREES 17 MINUTES 48 SECONDS EAST, 199.64 FEET TO A POINT IN THE CENTERLINE OF FA ROUTE 312 (MARKED ILLINOIS ROUTE 3); THENCE ALONG SAID CENTERLINE NORTH 06 DEGREES 08 MINUTES 25 SECONDS WEST, 244.71 FEET; THENCE 784.06 FEET ALONG SAID CENTERLINE AND AN ARC TO THE LEFT, HAVING A RADIUS OF 1,909.86 FEET; THE CHORD OF WHICH BEARS NORTH 17 DEGREES 54 MINUTES 04 SECONDS WEST, 778.56 FEET; THENCE NORTH 29 DEGREES 39 MINUTES 43 SECONDS WEST, 457.92 FEET ALONG SAID CENTERLINE; THENCE LEAVING SAID CENTERLINE NORTH 60 DEGREES 20 MINUTES 17 SECONDS EAST, 51.21 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE NORTH 29 DEGREES 36 MINUTES 26 SECONDS WEST, 58.90 FEET; THENCE NORTH 81 DEGREES 33 MINUTES 21 SECONDS EAST, 15.39 FEET; THENCE SOUTH 14 DEGREES 33 MINUTES 29 SECONDS EAST, 55.24 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING:

THAT PART OF TAX LOT 1-M OF SECTIN 25, TOWNSHIP 2 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN MONROE COUNTY, ILLINOIS, AS SHOWN BY PAGE 39 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO DELMA REITZ AS RECORDED ON MAY 16, 1991 IN BOOK 170, PAGE 96 IN THE RECORDER'S OFFICE OF MONROE COUNTY; THENCE ON AN ASSUMED BEARING NORTH 08 DEGREES 44 MINUTES 42 SECONDS WEST, ON THE EAST LINE OF SAID REITZ TRACT OF LAND, 52.41 FEET THE NORTHEAST CORNER OF SAID REITZ TRACT OF LAND; THENCE SOUTH 81 DEGREES 19 MINUTES 07 SECONDS WEST, ON THE NORTH LINE OF SAID REITZ TRACT OT LAND, 206.91 FEET TO THE POINT OF BEGINNING.

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



Declaration ID: 20240106717539

Status: Assessor Review

Document No.: 431901

Recording Date: 1/26/2024

State/County Stamp: 0-944-778-288

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

EMILY R. WHELAN

Seller's or trustee's name

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

211 S LIBRARY ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1319

ZIP

618-612-6698

Seller'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.

Buyer Information

AMANDA R. BEQUETTE

Buyer's or trustee's name

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

903 STIENING ST

Street address (after sale)

WATERLOO

City

IL

State

62298-1461

ZIP

617-791-9799

Buyer'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.

Mail tax bill to:

AMANDA R. BEQUETTE

Name or company

903 STIENING ST

Street address

WATERLOO

City

IL

State

62298-1461

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

Street address

WATERLOO

City

IL

State

62298-1325

ZIP

closings@monroecountytitle.com

Preparer's email address (if available)

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

3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments



Declaration ID: 20240106717539

Status: Assessor Review

Document No.: 431901

Recording Date: 1/26/2024

State/County Stamp: 0-944-778-288

Illinois Department of Revenue Use

Tab number

--	--