



Declaration ID: 20231206704295
 Status: Assessor Review
 Document No.: 431673
 Recording Date: 1/2/2024

State/County Stamp: 1-362-798-640



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 KK ROAD
 Street address of property (or 911 address, if available)

WATERLOO 62298-0000
 City or village ZIP

T3S 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>10-19-200-002-000</u>	<u>4.56</u>	<u>Acres</u>	<u>Yes</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/29/2023
 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"/>	<input type="checkbox"/> Land/lot only
b <input type="checkbox"/>	<input type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/> Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/> Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/> Office
g <input type="checkbox"/>	<input type="checkbox"/> Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/> Commercial building (specify):
i <input type="checkbox"/>	<input type="checkbox"/> Industrial building
j <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Farm
k <input type="checkbox"/>	<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: _____
 Date

Demolition/damage Additions Major remodeling
 New construction 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	100,000.00
12a Amount of personal property included in the purchase	12a	0.00



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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			100,000.00
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			100,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			200.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			100.00
20	County tax stamps — multiply Line 18 by 0.25.	20			50.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			150.00

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

PART OF TAX LOT 2A OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGES 43 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND WHICH MARKS THE NORTHWEST CORNER OF TAX LOT 2A OF SECTION 19; THENCE AT AN ASSUMED BEARING OF NORTH 89°38'21" EAST, ALONG THE NORTH LINE OF SAID TAX LOT 2A, A DISTANCE OF 826.34 FEET TO AN IRON PIN WHICH MARKS THE NORTHEAST CORNER OF SAID TAX LOT 2A; THENCE SOUTH 00°04'12" EAST, ALONG THE EAST LINE OF SAID TAX LOT 2A A DISTANCE OF 239.92 FEET TO AND IRON PIN FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING SOUTH 00°04'12" EAST, A DISTANCE OF 1031.17 FEET TO THE CENTERLINE OF A PUBLIC ROAD KNOWN AS "KK" ROAD; THENCE ALONG SAID CENTERLINE OF "KK" ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 5°37'17" AND A CHORD OF 63.75 FEET WHICH BEARS NORTH 70°55'34" WEST, AN ARC LENGTH OF 63.77 FEET; 2) THENCE NORTH 68°06'55" WEST, A DISTANCE OF 142.20 FEET TO A POINT OF CURVATURE; 3) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 00°14'37" AND A CHORD OF 8.50 FEET WHICH BEARS NORTH 68°14'14" WEST, AN ARC LENGTH OF 8.50 FEET; THENCE NORTH 00°04'12 WEST, PARALLEL TO THE EAST LINE OF TAX LOT 2A, A DISTANCE OF 909.97 FEET TO AN IRON PIN; THENCE NORTH 89° 55'48" EAST, A DISTANCE OF 200.00 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 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

JOANN M. MEIER

Seller's or trustee's name

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

5249 DEER HILL RD
Street address (after sale)

WATERLOO
City

IL
State

62298-6311
ZIP

617-779-4624
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

BENJAMIN J. FRANKE

Buyer's or trustee's name

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

3600 MAEYSTOWN RD
Street address (after sale)

FULTS
City

IL
State

62244-1310
ZIP



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618-779-4624

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.

USA

Country

Mail tax bill to:

BENJAMIN J. FRANKE

Name or company

3600 MAEYSTOWN RD

Street address

FULTS

City

IL

State

62244-1310

ZIP

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

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