



Declaration ID: 20230107932921  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

**RECORDED**



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

01/31/2023 08:07 AM Pages: 13

**2023R00267**

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

**Step 1: Identify the property and sale information.**

1 325 SPRING ST  
 Street address of property (or 911 address, if available)  
RED BUD 62278-0000  
 City or village ZIP  
T4S R8W  
 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>13-095-003-00</u>	<u>0.00</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/14/2023  
 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  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: 0
  - e  Apartment building (over 6 units) No. of units: 0
  - f  Office
  - g  Retail establishment
  - h  Commercial building (specify):
  - i  Industrial building
  - j  Farm
  - k   Other (specify): MEDICAL BUILDING

*↓ HOSPITAL*  
*↓ NURSING HOME*

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  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>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>22,577,521.00</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	22,577,521.00		
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. <b>This is the net consideration subject to transfer tax.</b>	17	22,577,521.00		
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	45,156.00		
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	22,578.00		
20	County tax stamps — multiply Line 18 by 0.25.	20	11,289.00		
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	33,867.00		

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

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

**PARCEL 1: (ST. CLEMENT HOSPITAL)**

A TRACT OR PARCEL OF LAND BEING LOCATED IN A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF RED BUD, COUNTY OF RANDOLPH, STATE OF ILLINOIS, COMMENCING AT THE SOUTHWEST QUARTER OF THE SAID SECTION 4, THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 281.25 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF A TRACT OR PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 253, PAGE 437, SAID MONUMENT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE LAST AFORESAID WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 400.11 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 88 DEGREES 55 MINUTES 51 SECONDS EAST ALONG A LINE, A DISTANCE OF 148.09 FEET TO A CONCRETE MONUMENT FOUND IN THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF LINN STREET IN THE SAID CITY OF RED BUD; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST ALONG THE LAST AFORESAID EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF LINN STREET, A DISTANCE OF 40.01 FEET TO THE SOUTHWEST CORNER OF THE TRACT OR PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 241 AT PAGE 318; THENCE SOUTH 89 DEGREES 24 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF THE LAST AFORESAID TRACT OR PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 241 AT PAGE 318, A DISTANCE OF 390.89 FEET TO THE SOUTHEAST CORNER OF THE LAST AFORESAID TRACT OR PARCEL OF LAND; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF THE LAST DESCRIBED TRACT OR PARCEL OF LAND, A DISTANCE OF 335.50 FEET TO A POINT IN THE SOUTH RIGHT- OF-WAY LINE OF NO. 1 SOUTH STREET; THENCE SOUTH 89 DEGREES 24 MINUTES 32 SECONDS EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF NO. 1 SOUTH STREET, A DISTANCE OF 70.00 FEET TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF NO. 1 SOUTH STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF SPRING STREET IN THE SAID CITY OF RED BUD; THENCE SOUTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG THE SAID WESTERLY RIGHT-OF- WAY LINE OF SPRING STREET, A DISTANCE OF 653.89 FEET TO A POINT; THENCE SOUTH 89 DEGREES 04 MINUTES 53 SECONDS EAST ALONG A LINE, A DISTANCE OF 31.70 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS WEST ALONG A LINE, A DISTANCE OF 52.25 FEET TO AN IRON PIN MONUMENT WITH A CAP FOUND; THENCE NORTH 89 DEGREES 04 MINUTES 53 SECONDS WEST ALONG A LINE, A DISTANCE OF 58.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 00 DEGREES 23 MINUTES 47 SECONDS EAST ALONG A LINE, A DISTANCE OF 110.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 00 MINUTES 13 SECONDS WEST ALONG A LINE, A DISTANCE OF 170.62 FEET TO A CONCRETE MONUMENT FOUND IN THE EAST LINE OF THE SAID TRACT OR PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 253, PAGE 437; THENCE NORTH 00 DEGREES 06 MINUTES 57 SECONDS WEST ALONG THE SAID EAST LINE OF THE LAST AFORESAID TRACT OR PARCEL OF LAND, A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF THE LAST AFORESAID TRACT OR PARCEL; THENCE NORTH 89 DEGREES 04 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF THE LAST AFORESAID TRACT OR PARCEL OF LAND, A DISTANCE OF 414.46 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTAINING 6.234 ACRES, MORE OR LESS.

**PARCEL 2: (MARIACARE NURSING HOME)**

A TRACT OR PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF RED BUD, COUNTY OF RANDOLPH, STATE OF ILLINOIS, COMMENCING AT A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF BLOCK 3 OF E.S BROWN'S ADDITION TO SAID CITY OF RED BUD; THENCE NORTH 89 DEGREES 24 MINUTES 32 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NO. 1 SOUTH STREET A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING THENCE, CONTINUING NORTH 89 DEGREES 24 MINUTES 32 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NO. 1 SOUTH STREET, A DISTANCE OF 389.67 FEET TO AN IRON PIN MONUMENT FOUND AT THE INTERSECTION OF SAID SOUTH



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RIGHT-OF-WAY OF NO. 1 SOUTH STREET WITH THE WEST RIGHT-OF-WAY LINE OF LINN STREET; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF LINN STREET, A DISTANCE OF 333.50 FEET TO A POINT; THENCE SOUTH 89 DEGREES 24 MINUTES 39 SECONDS EAST ALONG A LINE A DISTANCE OF 390.89 FEET TO A POINT; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS WEST ALONG A LINE, A DISTANCE OF 333.50 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTAINING 2.988 ACRES, MORE OR LESS.

PARCEL 3: (ST. CLEMENT MEDICAL BUILDING)

A TRACT OR PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF RED BUD, COUNTY OF RANDOLPH, STATE OF ILLINOIS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 4; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 20.00 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE NO. 4 SOUTH STREET IN THE SAID CITY OF RED BUD, SAID POINT BEING THE POINT OF BEGINNING, FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE LAST AFORESAID WEST LINE PROJECTED, A DISTANCE OF 261.25 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF THE TRACT OR PARCEL OF LAND HEREIN DESCRIBED AS FOUND IN A DOCUMENT RECORDED IN BOOK 253 AT PAGE 437; THENCE SOUTH 89 DEGREES 04 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF THE LAST AFORESAID TRACT OR PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 253 AT PAGE 437, A DISTANCE OF 414.46 FEET TO THE NORTHEAST CORNER OF THE SAID TRACT OR PARCEL OF LAND; THENCE SOUTH 00 DEGREES 6 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF THE SAID TRACT OR PARCEL OF LAND, A DISTANCE OF 261.25 FEET TO A POINT IN THE SAID NORTHERLY RIGHT-OF-WAY LINE OF NO. 4 SOUTH STREET; THENCE WESTERLY ALONG THE LAST AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF NO. 4 SOUTH STREET, NORTH 89 DEGREES 04 MINUTES 53 SECONDS WEST (OMITTED FROM PRIOR DEED) A DISTANCE OF 414.00 TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTAINING 2.484 ACRES, MORE OR LESS.

PARCEL 4: (1.627 UNIMPROVED TRACT)

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK "B" OF CAROLINE L. DURFEE'S FIRST ADDITION TO THE CITY OF RED BUD, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY IN PLAT BOOK "E" ON PAGE 25; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 04 MINUTES 53 SECONDS WEST ON THE SOUTH LINE OF SAID CAROLINE L. DURFEE'S FIRST ADDITION, A DISTANCE OF 260.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 23 MINUTES 47 SECONDS WEST, A DISTANCE OF 251.04 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 04 MINUTES 53 SECONDS EAST, A DISTANCE OF 58.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 27.34 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 2 OF E.S. BROWN'S ADDITION TO RED BUD; THENCE SOUTH 89 DEGREES 25 MINUTES 17 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 201.78 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID BLOCK 2; THENCE SOUTH 00 DEGREES 23 MINUTES 49 SECONDS EAST ON THE WEST LINE OF LOCUST STREET, A DISTANCE OF 279.58 FEET TO THE POINT OF BEGINNING, CONTAINING 1.627 ACRES, MORE OR LESS.

PARCEL 5: (0.554 ACRES UNIMPROVED TRACT)

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE SOUTHEAST CORNER OF BLOCK "B" OF CAROLINE L. DURFEE'S FIRST ADDITION TO THE CITY OF RED BUD, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS IN PLAT BOOK "E" ON PAGE 25; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 04 MINUTES 53 SECONDS WEST ON THE SOUTH LINE OF SAID CAROLINE L. DURFEE'S FIRST ADDITION, A DISTANCE OF 260.00 FEET TO AN IRON PIN, THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 00 DEGREES 23 MINUTES 47 SECONDS WEST, A DISTANCE OF 141.04 FEET TO A POINT; THENCE NORTH 89 DEGREES 00 MINUTES 13 SECONDS WEST A DISTANCE OF 170.62 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 00 DEGREES 06 MINUTES 57 SECONDS EAST, A DISTANCE OF 141.26 FEET TO A POINT ON THE NORTH LINE OF THE 40 FOOT WIDE RIGHT-OF-WAY OF FOURTH SOUTH STREET (NOW KNOWN AS WEST SOUTH FOURTH STREET); THENCE SOUTH 89 DEGREES 04 MINUTES 53 SECONDS EAST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 171.31 FEET TO THE POINT OF BEGINNING, CONTAINING 0.554 ACRES, MORE OR LESS.

PARCEL 6: (PARKING AREA PARCELS)

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 7, 8, 9 AND 10 IN BLOCK 2 OF E.S. BROWN'S ADDITION

TO THE TOWN, NOW CITY OF RED BUD, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK "C" ON PAGE 74 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, CONTAINING 0.537 ACRE, MORE OR LESS. AND ALSO PART OF VACATED SPRING STREET AS VACATED BY ORDINANCE NO. 318 DATED MAY 19, 1971 AND RECORDED IN BOOK 230 ON PAGES 645 AND 646 IN SAID RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE



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NORTHWEST CORNER OF LOT 10 IN BLOCK 2 OF SAID E.S. BROWN'S ADDITION; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 14 MINUTES 23 SECONDS EAST ON THE WEST LINE OF LOT 10, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF THAT PART OF SPRING STREET THAT WAS VACATED, BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 00 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTANCE OF 27.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 89 DEGREES 25 MINUTES 17 SECONDS WEST ON THE SOUTH LINE OF E.S. BROWN'S ADDITION, A DISTANCE OF 28.41 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 24.91 FEET TO A POINT; THENCE NORTH 89 DEGREES 04 MINUTES 53 SECONDS WEST, A DISTANCE OF 31.70 FEET TO A POINT ON THE FORMER WEST RIGHT-OF-WAY LINE OF SPRING STREET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS WEST ON SAID LINE, A DISTANCE OF 2.40 FEET TO THE NORTHWEST CORNER OF THAT PART OF SPRING STREET VACATED BY THE ABOVE REFERENCED ORDINANCE NO. 318; THENCE SOUTH 89 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

01-04-357-019

**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**

RED BUD ILLINOIS HOSPITAL COMPANY, LLC 36-4443919  
 Seller's or trustee's name Seller's trust number (if applicable - not an SSN or FEIN)  
 1573 MALLORY LN STE 100 BRENTWOOD TN 37027-2895  
 Street address (after sale) City State ZIP  
 615-221-3760 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**

DEACONESS ILLINOIS RED BUD REGIONAL HOSPITAL, INC. 88-4142509  
 Buyer's or trustee's name Buyer's trust number (if applicable - not an SSN or FEIN)  
 600 MARY ST EVANSVILLE IN 47710-1658  
 Street address (after sale) City State ZIP  
 812-450-5000 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:**

DEACONESS ILLINOIS RED BUD 600 MARY ST EVANSVILLE IN 47710-1658  
 REGIONAL HOSPITAL, INC. Street address City State ZIP  
 USA  
 Country

**Preparer Information**

MELANIE KINGSLEY - LAND SERVICES USA, INC  
 Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)  
 1 S CHURCH ST STE 300 WEST CHESTER PA 19382-3228  
 Street address City State ZIP  
 mkingsley@lsutitle.com 610-513-2005 USA  
 Preparer's email address (if available) Preparer's daytime phone Phone extension Country  
 2023R00267 11 of 13 Randolph County Recorder



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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	<u>079</u>	<u>34 C</u>			
	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	<u>22880</u>			
	Buildings	<u>1 066410</u>			
	Total	<u>1,089,290</u>			
Illinois Department of Revenue Use			Tab number		





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2023R00146

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



**PTAX-203**

**Illinois Real Estate  
 Transfer Declaration**

**Step 1: Identify the property and sale information.**

1 76.45 ACRES POWELL ROAD  
 Street address of property (or 911 address, if available)

RED BUD 62278-0000  
 City or village ZIP

T4S R8W  
 Township

2 Enter the total number of parcels to be transferred. 2

3 Enter the primary parcel identifying number and lot size or acreage

<u>13-008-006-00</u>	<u>76.45</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/30/2022  
 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> Land/lot only	
b <input 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: <u>0</u>	
e <input type="checkbox"/> Apartment building (over 6 units) No. of units: <u>0</u>	
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):	

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
STATE STAMP FEE	2,130.50
COUNTY STAMP FEE	1,065.25
<b>TOTAL:</b>	<b>3,266.75</b>

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  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	2,130,090.00
12a Amount of personal property included in the purchase 2023R00146	12a	0.00



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00146

	12b	Yes	X	No
12b Was the value of a mobile home included on Line 12a?				
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			2,130,090.00
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			2,130,090.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			4,261.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			2,130.50
20 County tax stamps — multiply Line 18 by 0.25.	20			1,065.25
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			3,195.75

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

THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIX (6) AND THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FIVE (5) IN TOWNSHIP FOUR (4) NORTH, RANGE EIGHT (8) WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

ALSO

ALL THAT PORTION OF THE ORIGINAL 60 FOOT WIDE RAILROAD RIGHT-OF-WAY FORMERLY USED BY THE ILLINOIS CENTRAL GULF RAILROAD COMPANY, EXTENDING SOUTHEASTERLY ACROSS THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 8 WEST, A DISTANCE OF 707 FEET AS MEASURED ALONG THE CENTER OF SAID 60 FOOT STRIP, FROM THE NORTH LINE OF THE SAID NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) TO A LINE THAT EXTENDS NORTHEAST TO SOUTHWEST PERPENDICULAR TO SAID RIGHT-OF-WAY CENTER AT RAILROAD MILE POST MM-610, SAID PROPERTY CONSISTING OF APPROXIMATELY 1 ACRE MORE OR LESS.

EXCEPTING THEREFROM ALL THAT PART OF THE ILLINOIS CENTRAL RAILROAD IN THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 6 LESS AND EXCEPT THAT PART CONVEYED TO CLARENCE A. GUEBERT AND MARJORIE GUEBERT, BY DEED RECORDED DECEMBER 7, 1988 IN BOOK 348, PAGE 370, IN RANDOLPH COUNTY, ILLINOIS.

ALSO

ALL THAT PART OF THE ORIGINAL 100 FOOT AND 60 FOOT WIDE RIGHT-OF-WAY OF GRANTOR'S ABANDONED RAIL LINE LOCATED ON, OVER AND ACROSS THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THAT PORTION OVER AND ACROSS THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, NEAR RED BUD, RANDOLPH COUNTY, ILLINOIS.

LESS AND EXCEPT LAND CONVEYED IN WARRANTY DEED, RECORDED DECEMBER 17, 1996, IN BOOK 505, PAGE 880, DESCRIBED TO WIT:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, LYING SOUTH OF THE NORTHEAST LINE OF THE OLD RAILROAD RIGHT-OF-WAY IN SAID QUARTER QUARTER SECTION INCLUDING THE RAILROAD RIGHT-OF-WAY.

01-06-200-009; 01-05-100-023

**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**

MARJORIE GUEBERT

Seller's or trustee's name

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

118 AUSTIN DR  
 Street address (after sale)  
 2023R00146

RED BUD  
 City

IL 62278-0000  
 State ZIP





Declaration ID: 20221207923082  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

21460

618-282-3950

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**

POWELL ROAD PROPERTY, LLC

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

PO BOX 40 RED.BUD IL 62278-0040  
 Street address (after sale) City State ZIP

314-972-3387 USA  
 Buyer's daytime phone 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:**

POWELL ROAD PROPERTY, LLC PO BOX 40 RED BUD IL 62278-0040  
 Name or company Street address City State ZIP

**Preparer Information**

MICHAEL ROUSH - FIRST AMERICAN TITLE INSURANCE

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)

101 S HANLEY RD STE 575 SAINT LOUIS MO 63105-3466  
 Street address City State ZIP

mroush@firstam.com 314-898-1660 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

<b>To be completed by the Chief County Assessment Officer</b>	
<p>1 <u>079 34 F</u>          County Township Class Cook-Minor Code 1 Code 2</p> <p>2 Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land <span style="float: right;"><u>25350</u></span></p> <p>Buildings <span style="float: right;"><u>25350</u></span></p> <p>Total <span style="float: right;"><u>25350</u></span></p>	<p>3 Year prior to sale <u>2021</u></p> <p>4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number



Declaration ID: 20221207923082

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

0146

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**Additional parcel identifying numbers and lot sizes or acreage**

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
13-141-210-50	36.87	Acres	No

**Personal Property Table**



2023R00047

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	135.00
COUNTY STAMP FEE	67.50
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>273.50</b>

**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**Step 1: Identify the property and sale information.**

1 1207-1209 JANICE STREET

Street address of property (or 911 address, if available)

RED BUD 62278-0000  
 City or village ZIP

T4S R8W  
 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>13-141-533-00</u>	<u>0.23</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/8/2023 1/6  
 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  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: 0
- e  Apartment building (over 6 units) No. of units: 0
- f  Office
- g  Retail establishment
- h  Commercial building (specify):
- i  Industrial building
- j  Farm
- k  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  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	135,000.00
12a Amount of personal property included in the purchase	12a	0.00



**Declaration ID:** 20230107926624  
**Status:** Declaration Submitted  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

0047

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name		Preparer's file number (if applicable)	Escrow number (if applicable)	
205 E MARKET ST		RED BUD	IL	62278-1525
Street address		City	State	ZIP
cooperlieferlaw@gmail.com		618-282-3866	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**

1 079 34 R  
 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	<u>10955</u>
Buildings	<u>60510</u>
Total	<u>71465</u>

3 Year prior to sale 2022

4 Does the sale involve a mobile home assessed as real estate? \_\_\_\_\_ Yes  No

5 Comments

Illinois Department of Revenue Use	Tab number
------------------------------------	------------



**Declaration ID:** 20230107926624  
**Status:** Declaration Submitted  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

0047

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			135,000.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			135,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			270.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			135.00
20 County tax stamps — multiply Line 18 by 0.25.	20			67.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			202.50

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

LOT 102 IN PLAT TWO, FIRST ADDITION, HART LANE SUBDIVISION, RED BUD, ILLINOIS, AS SHOWN BY PLAT FILED AUGUST 10, 1994, IN CABINET 6, JACKET 58 IN THE RANDOLPH COUNTY RECORDER'S OFFICE.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED. ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING LINES AND RESTRICTIONS OF RECORD.

01-09-304-002

**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**

JOHN E. AND LAURA D. DETERDING

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

6691 SAINT LEOS RD \_\_\_\_\_ MODOC \_\_\_\_\_ IL \_\_\_\_\_ 62261-1041  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-920-7336 \_\_\_\_\_ 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**

JAMES E. DETERDING

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

6691 SAINT LEOS RD \_\_\_\_\_ MODOC \_\_\_\_\_ IL \_\_\_\_\_ 62261-1041  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-979-9170 \_\_\_\_\_ 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:**

JAMES E. DETERDING \_\_\_\_\_ 6691 SAINT LEOS RD \_\_\_\_\_ MODOC \_\_\_\_\_ IL \_\_\_\_\_ 62261-1041  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
 Country \_\_\_\_\_



# PTAX-203

## Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.  
This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

### Step 1: Identify the property and sale information.

1 RICHFIELD ROAD  
Street address of property (or 911 address, if available)  
RED BUD 62278  
City or village ZIP  
T4S R8W  
Township

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

3 Write the parcel identifying numbers and lot sizes or acreage.  
Property index number (PIN) Lot size or acreage  
a PART OF 13-038-013-50 13.27 ACRES  
b \_\_\_\_\_  
c \_\_\_\_\_  
d \_\_\_\_\_

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 1 / 0 / 2 0 1 4 10/20  
Month Year

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 (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 (specify): \_\_\_\_\_  
i  Industrial building  
j   Farm  
k  Other (specify): \_\_\_\_\_

### 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>92,890.00</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		<u>Yes</u> <input type="checkbox"/> <u>No</u> <input type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>92,890.00</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		<u>b</u> <input type="checkbox"/> <u>k</u> <input type="checkbox"/> <u>m</u> <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>92,890.00</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>186.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>93.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>46.50</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>139.50</u>



DocId:8166522

Tx:4154877

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

County: \_\_\_\_\_  
Date: \_\_\_\_\_  
Doc. No.: \_\_\_\_\_  
Vol.: \_\_\_\_\_  
Page: \_\_\_\_\_  
Received by: \_\_\_\_\_

RECORDED  
01/04/2023 09:56 AM Pages: 4  
**2023R00020**  
MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	93.00
COUNTY STAMP FEE	46.50
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>216.50</b>

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: 2015  
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

0020

**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 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.  
SEE ATTACHED LEGAL DESCRIPTION

01-24-100-024

**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.)**

DONALD A. SALGER AND VERLA SALGER

Seller's or trustee's name

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

6055 RICHFIELD ROAD

RED BUD IL 62278

Street address (after sale)

City State ZIP

*Rebecca Cooper*

( 618 ) 282-3866 Ext.

Seller's or agent's signature

Seller's daytime phone

**Buyer Information (Please print.)**

BRIAN W. WETZEL

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

Buyer's or trustee's name

9403 BRICKEY ROAD

RED BUD IL 62278

Street address (after sale)

City State ZIP

*Brian Wetzels*

( 618 ) 282-3866 Ext.

Buyer's or agent's signature

Buyer's daytime phone

**Mail tax bill to:**

BRIAN W. WETZEL

9403 BRICKEY ROAD

RED BUD

IL 62278

Name or company

Street address

City

State ZIP

**Preparer Information (Please print.)**

COOPER & LIEFER LAW OFFICES

Preparer's file number (if applicable)

Preparer's and company's name

205 E. MARKET STREET

RED BUD IL 62278

Street address

City State ZIP

*Rebecca Cooper*

( 618 ) 282-3866 Ext.

Preparer's signature

Preparer's daytime phone

Preparer's e-mail address (if available)

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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>029</u> <u>34</u> <u>F</u> <u>01</u>	3 Year prior to sale <u>2013</u>
County Township Class Cook-Minor Code 1 Code 2	4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	5 Comments
Land _____	
Buildings _____	
Total _____	

Illinois Department of Revenue Use	Tab number
------------------------------------	------------

9020

**Legal Description**

A tract of land comprised of twenty-one (21) acres, more or less, situated in the Southwest Quarter of the Northwest Quarter of Section number 24, described as follows: Beginning at the Southwest corner of the Northwest Quarter of Section number twenty-four (24); thence running East along the Half Section line there situated a distance of to-wit thirteen hundred fifteen and one half (1315.50) feet to the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section number twenty-four (24) thence North at a right angle thereto along said Quarter section line, a distance of seven hundred and ninety (790) feet to a point; thence West parallel with said South line of said Quarter Section, a distance of seven hundred and twenty-one and one half (721 ½) feet to a point; thence South at a right angle thereto a distance of one hundred eighty-six (186) feet to a point; thence West parallel with said Half Section line, a distance of five hundred ninety-four (594) feet to a point in the public highway there situated; thence South along the West boundary line of said Section number twenty-four (24), a distance of six hundred and four (604) feet more or less, to the place of beginning; all situated in Township Four (4) South Range Eight (8) West of the Third Principal Meridian. Except that portion of the above conveyed by Walter Salger and wife to Donald Salger and Verla Salger, husband and wife by deed recorded in Vol. 231 of Deeds at Page 688, Recorder's Office of Randolph County, Illinois. Subject to all public and private roadways and easements as now located.

**Excepting**, that tract conveyed to William Raymond Cunningham and Elaine R. Cunningham by deed recorded in the Recorder's Office of Randolph County, Illinois, in Book of Deeds 427 on page 75, being more particularly described as follows:

Part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 4, South, Range 8 West of the Third Principal Meridian, Randolph County, Illinois, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Section 24; thence running East along the half section line there situated a distance of to-wit: 1,315.50 feet to the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 24; thence North at a right angle thereto along said Quarter section line a distance of 790 feet to a point; thence West parallel with said South line of said Quarter section, a distance of 721.50 feet to a point; thence South at a right angle thereto a distance of 186 feet for the point of beginning of the tract herein conveyed; thence West parallel with said half section line, a distance of 594 feet to a point in the public highway there situated; thence South along the West boundary line of said Section 24, a distance of 220 feet; thence East along the line parallel to the North line of the tract conveyed herein a distance of 594 feet; thence North to the point of beginning of the tract herein conveyed, all in the Southwest Quarter of the Northwest Quarter of Section 24, Township 4 South, Range 8 West of the Third Principal Meridian, Randolph County, Illinois. Subject to all public and private roadways and easements as now located.



0020

**Also Excepting**, that tract conveyed to Bryan K. Heck and Julie A. Heck by deed recorded in the Recorder's Office of Randolph County, Illinois, in Book of Deeds 508 on page 546, being more particularly described as follows:

A tract of land being in the Southwest Quarter of the Northwest Quarter of Section Number 24, Township 4 South, Range 8 West of the Third Principal Meridian, Randolph County, Illinois, being more particularly described as:

Beginning in the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, thence East along the South line of the Northwest Quarter of Section 24 a distance of 1,315.5 feet to the point of beginning, being the Southeast corner of the Southwest Quarter of the Northwest Quarter, thence North along the East line of the Northwest Quarter a distance of 210 feet, thence West on a line parallel with the South line of the Northwest Quarter a distance of 432 feet, thence South on a line parallel with the East line of the Northwest Quarter a distance of 210 feet to a point on the South line of the Northwest Quarter, thence East along the South line of the Northwest Quarter a distance of 432 feet to the point of beginning, containing 2 acres, more or less.

Subject to all public and private roadways and easement as now located. Also subject to all zoning laws, covenants, building lines and restrictions of record.

**Also Excepting**, Part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 4 South, Range 8 West of the Third Principal Meridian, Randolph County, Illinois, being more particularly described as follows:

Commencing at the southeast of the Southeast Quarter of the Northwest Quarter of Section 24 from which an iron pin found lies North  $02^{\circ}03'31''$  West, a distance of 25.02 feet; thence at an assumed bearing of North  $90^{\circ}00'00''$  West, along the south line of the Southeast Quarter of the Northwest Quarter of Section 24, a distance of 1315.50 feet to the southwest of the Southeast Quarter of the Northwest Quarter of Section 24, also being the southeast corner of the Southwest Quarter of the Northwest Quarter of Section 24 from which an iron pin found lies North  $02^{\circ}27'11''$  West, a distance of 25.02 feet; thence continuing North  $90^{\circ}00'00''$  West, along the south line of the Southwest Quarter of the Northwest Quarter of Section 24, a distance of 736.48 feet to the Point of Beginning of the herein described tract of land from which an iron pin set lies North  $00^{\circ}00'00''$  East, a distance of 25.00 feet; thence continuing North  $90^{\circ}00'00''$  West, along the south line of the Southwest Quarter of the Northwest Quarter of Section 24, a distance of 391.56 feet from which an iron pin set lies North  $04^{\circ}38'16''$  West, a distance of 25.08 feet; thence North  $04^{\circ}38'16''$  West, a distance of 205.77 feet to an iron pin set; thence North  $86^{\circ}29'29''$  East, a distance of 408.96 feet to an iron pin set; thence South  $00^{\circ}00'00''$  East, a distance of 230.12 feet to the Point of Beginning, containing 2.00 acres, more or less.

Subject to the rights of the public to that portion of the above described tract which lies within the right of way of a public road known as Richfield Road. Further subject to any easements, conditions, or restrictions of record.

**Subject to the rights of the public to that portion of the above described tract which lies within the rights of way of the public roads known as Richfield Road and South Prairie Road.**

**Further subject to any easements, conditions, or restrictions of record.**



Declaration ID: 20230107924919  
 Status: Closing Completed  
 Document No.: Not Recorded

2

State/County Stamp:



DocId:8167079  
 Tx:4155312

RECORDED

01/31/2023 12:58 PM Pages: 4



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**2023R00282**

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

**Step 1: Identify the property and sale information.**

AUTOMATION FEE	11.19
GISTREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	160.00
COUNTY STAMP FEE	80.00
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>311.00</b>

1 7517 STATE ROUTE 154  
 Street address of property (or 911 address, if available)

BALDWIN 62217-0000  
 City or village ZIP

T4S R7W  
 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>09-023-031-00</u>	<u>1.86</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/27/2023  
 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 checked="" type="checkbox"/>	<input checked="" 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: <u>0</u>
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: <u>0</u>
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 type="checkbox"/>	<input 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: \_\_\_\_\_

<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>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>160,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



**Declaration ID:** 20230107924919  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

02582

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		160,000.00	
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. <b>This is the net consideration subject to transfer tax.</b>	17		160,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			320.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			160.00
20	County tax stamps — multiply Line 18 by 0.25.	20			80.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			240.00

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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN BEING PART OF A TRACT OF LAND CONVEYED TO JUSTIN C. RAHN AND JESSICA O. RAHN BY DEED RECORDED AS DOCUMENT NO. 2022R02582 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF THE AFORESAID RAHN TRACT; THENCE NORTH 89°59'38" EAST ALONG THE NORTH LINE OF SAID RAHN TRACT A DISTANCE OF 167.97 FEET TO AN IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 24°51'53" EAST ALONG THE EASTERN BOUNDARY LINE OF SAID RAHN TRACT A DISTANCE OF 187.79 FEET TO AN IRON PIN; THENCE CONTINUING ALONG SAID EASTERN BOUNDARY LINE SOUTH 10°37'22" EAST A DISTANCE OF 111.96 FEET, FROM WHICH AN IRON PIN BEARS SOUTH 89°58'11" WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°58'11" WEST A DISTANCE OF 389.76 FEET TO AN IRON PIN ON THE WESTERN BOUNDARY LINE OF THE AFORESAID RAHN TRACT; THENCE NORTH 23°31'49" EAST ALONG SAID WESTERN BOUNDARY LINE A DISTANCE OF 306.06 FEET TO THE POINT OF BEGINNING CONTAINING 1.86 ACRES AND SUBJECT TO ANY EASEMENTS, RESERVATION OR RESTRICTIONS ON RECORD OR NOW IN EFFECT.

THIS DESCRIPTION IS BASED ON A SURVEY PERFORMED BY ZAHNER AND ASSOCIATES, INC., COMPLETED OCTOBER, 2022.

**ROAD EASEMENT**

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF A TRACT OF LAND CONVEYED TO JUSTIN C. RAHN AND JESSICA O. RAHN BY DEED RECORDED AS DOCUMENT NO. 2022R02582 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE NORTHWEST CORNER OF THE AFORESAID RAHN TRACT; THENCE SOUTH 23°31'49" WEST ALONG THE WESTERN BOUNDARY LINE OF SAID RAHN TRACT A DISTANCE OF 306.06 FEET TO AN IRON PIN; THENCE NORTH 89°58'11" EAST A DISTANCE OF 189.96 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE CONTINUING NORTH 89°58'11" EAST A DISTANCE OF 20.04 FEET; THENCE SOUTH 03°35'19" WEST A DISTANCE OF 573.35 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 154 (SBI ROUTE 170); THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2824.79 FEET AND A CENTRAL ANGLE OF 00°24'21" A DISTANCE OF 20.00 FEET (CHORD BEARING AND DISTANCE = NORTH 85°38'20" WEST, 20.00 FEET); THENCE NORTH 03°35'19" EAST A DISTANCE OF 571.81 FEET TO THE POINT OF BEGINNING CONTAINING 0.26 ACRE.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

02-16-277-009

**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**

JUSTIN C. AND JESSICA O. RAHN

Seller's or trustee's name

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

6362 FAUST RD  
Street address (after sale)

RED BUD  
City

IL  
State

62278-3906  
ZIP



**Declaration ID:** 20230107924919  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

0252

618-340-1458  
 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**

FRANKLIN E. MOORE

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

7517 STATE ROUTE 154 BALDWIN IL 62217-1271  
 Street address (after sale) City State ZIP

618-409-8989  
 Buyer'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.

**Mail tax bill to:**

FRANKLIN E. MOORE 7517 STATE ROUTE 154 BALDWIN IL 62217-1271  
 Name or company Street address City State ZIP

USA  
 Country

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)

205 E MARKET ST RED BUD IL 62278-1525  
 Street address City State ZIP

cooperlieferlaw@gmail.com 618-282-3866 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**

1 099 33 R  
 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 8450  
 Buildings 65670  
 Total 74120

3 Year prior to sale 2022

4 Does the sale involve a mobile home assessed as real estate? \_\_\_\_\_ Yes  No

5 Comments

Illinois Department of Revenue Use	Tab number
------------------------------------	------------



2023R00281

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



## PTAX-203 Illinois Real Estate Transfer Declaration

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	20.00
COUNTY STAMP FEE	10.00
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>101.00</b>

### Step 1: Identify the property and sale information.

1 9677 STRINGTOWN RD  
 Street address of property (or 911 address, if available)

EVANSVILLE 62242-0000  
 City or village ZIP

T4S R7W  
 Township

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

3 Enter the primary parcel identifying number and lot size or acreage

09-079-015-00	0.78	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/31/2023  
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: <u>0</u> |
| e <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (over 6 units) No. of units: <u>0</u>    |
| 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 type="checkbox"/>            | <input type="checkbox"/> Farm  |
| k <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Other (specify): <u>CABIN</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: \_\_\_\_\_ 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	20,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20230107937692  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0281

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			20,000.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			20,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			40.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			20.00
20	County tax stamps — multiply Line 18 by 0.25.	20			10.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			30.00

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

ALL THAT PART OF THE NORTH PART OF LOT THREE (3) IN THE NORTHEAST HALF OF SURVEY 688 CLAIM 1044 IN TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF RANDOLPH AND STATE OF ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN NORTH AND SOUTH PART OF LOT 3 AS SHOWN ON THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY IN BOOK OF PLATS "E" ON PAGE 30 1/2, SAID BEGINNING POINT BEING LOCATED NORTHWESTERLY ON SAID DIVIDING LINE 1050 FEET FROM WHERE SAID DIVIDING LINE INTERSECTS THE SOUTHERLY LINE OF SAID LOT 3; THENCE RUNNING 17°25'30" NORTHEASTERLY A DISTANCE OF 170 FEET; THENCE RUNNING NORTH 56° WEST PARALLEL WITH SAID DIVIDING LINE OF THE STATE OF ILLINOIS PROPERTY TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE NORTH AND SOUTH PARTS OF LOT 3, THENCE RUNNING SOUTH 56° EAST ON SAID DIVISION LINE TO THE POINT OF BEGINNING.  
 SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED.

AND ALSO: AN EASEMENT OR RIGHT-OF-WAY OVER, ACROSS, UPON AND ALONG THE OLD ROAD OF THE PUBLIC ROAD, NOW ABANDONED, WHICH EXTENDED FROM THE STRINGTOWN ROAD WESTERLY TO THE KASKASKIA RIVER, IN SURVEY 688, CLAIM 1044 IN TOWNSHIP FOUR (4) SOUTH, RANGE SEVEN (7) WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS.

THIS EASEMENT IS FOR THE BENEFIT OF THE REAL ESTATE DESCRIBED ABOVE, SAID EASEMENT CONTAINED IN BOOK 322 AT PAGE 674; THE EASEMENT IS ALSO SUBJECT TO THE RIGHTS OF OTHERS, AS CONTAINED IN BOOK 322, PAGE 675.

02-21-300-006

**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**

BEVERLY M. COWELL DECLARATION OF TRUST DATED JUNE 20, 1996

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
716 LOCUST ST	RED BUD	IL	62278-1207	
Street address (after sale)	City	State	ZIP	
314-769-3288	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**

KYLE DONJON

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
800 WHITE OAK DR	RED BUD	IL	62278-2938	
Street address (after sale)	City	State	ZIP	



**Declaration ID:** 20230107937692  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

0281

618-972-6674

Buyer'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.

**Mail tax bill to:**

KYLE DONJON  
Name or company

800 WHITE OAK DR  
Street address

RED BUD  
City

IL  
State

62278-2938  
ZIP

**Preparer Information**

JASON COFFEY COFFEY - FISHER, KERKHOVER, COFFEY & GREMMELS

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

600 STATE ST  
Street address

CHESTER  
City

IL  
State

62233-1634  
ZIP

jcoffey@fkcgllaw.com

Preparer's email address (if available)

618-826-5021

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	079	33	R	
	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	2090		
	Buildings	4410		
	Total	6500		
3	Year prior to sale 2022			
4	Does the sale involve a mobile home assessed as real estate? Yes No <input checked="" type="checkbox"/>			
5	Comments			
Illinois Department of Revenue Use			Tab number	



## PTAX-203

### Illinois Real Estate Transfer Declaration

#### Step 1: Identify the property and sale information.

1 10213 RIVERVIEW DR

Street address of property (or 911 address, if available)

RED BUD 62278-0000  
City or village ZIPT4S R7W  
Township2 Enter the total number of parcels to be transferred. 1  
3 Enter the primary parcel identifying number and lot size or acreage09-029-012-00 8.67 Acres No  
Primary PIN Lot size or Unit Split  
acreage Parcel4 Date of instrument: 1/16/2023  
Date5 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   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: 0  
 e  Apartment building (over 6 units) No. of units: 0  
 f  Office  
 g  Retail establishment  
 h  Commercial building (specify):  
 i  Industrial building  
 j  Farm  
 k  Other (specify):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	75.00
COUNTY STAMP FEE	37.50
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>183.50</b>

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  Fullfillment 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 75,000.00  
 12a Amount of personal property included in the purchase 12a 0.00





Declaration ID: 20230107933696  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0205

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			<u>75,000.00</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, identify the provision.	16	<u>b</u>	<u>k</u>	<u>m</u>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			<u>75,000.00</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>150.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			<u>75.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20			<u>37.50</u>
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			<u>112.50</u>

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

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, SUCH POINT BEING 1182.75 FEET EAST OF THE SOUTHWEST CORNER OF SUCH TRACT; THENCE EAST 160 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 320 FEET; THENCE IN A SOUTHEASTERLY DIRECTION TO THE POINT OF BEGINNING, ALL IN THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

2-17-401-023

**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**

TODD W. COWELL

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

2423 STATE ST \_\_\_\_\_ CHESTER \_\_\_\_\_ IL \_\_\_\_\_ 62233-1147  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-615-8144 \_\_\_\_\_ 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**

KASKASKIA REGIONAL PORT DISTRICT, MONROE, RANDOLPH AND ST. CLAIR COUNTIES

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

336 N MAIN ST \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-1021  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20230107933696  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0205

618-975-5979  
 Buyer'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.

**Mail tax bill to:**

KASKASKIA REGIONAL PORT DISTRICT, MONROE, RANDOLPH AND ST. CLAIR COUNTIES  
 Name of company \_\_\_\_\_  
 336 N MAIN ST  
 Street address \_\_\_\_\_  
 RED BUD  
 City \_\_\_\_\_ IL  
 State \_\_\_\_\_ 62278-1021  
 ZIP \_\_\_\_\_

USA  
 Country \_\_\_\_\_

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name \_\_\_\_\_ Preparer's file number (if applicable) \_\_\_\_\_ Escrow number (if applicable) \_\_\_\_\_  
 205 E MARKET ST  
 Street address \_\_\_\_\_ RED BUD  
 City \_\_\_\_\_ IL  
 State \_\_\_\_\_ 62278-1525  
 ZIP \_\_\_\_\_  
 cooperlieferlaw@gmail.com  
 Preparer's email address (if available) \_\_\_\_\_ 618-282-3866  
 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	079	33	F		
	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	1135			
	Buildings	5280			
	Total	6415			
3	Year prior to sale 2022				
4	Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No				
5	Comments				
Illinois Department of Revenue Use			Tab number		



Declaration ID: 20230107933696

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

0205

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### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
TROY C. COWELL	909 WALNUT STREET	JERSEYVILLE	IL	620520000	6185359626	USA

### Additional Buyers Information



## PTAX-203 Illinois Real Estate Transfer Declaration

2023R00060

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	180.00
COUNTY STAMP FEE	90.00
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
OVERAGE FEE	11.00
<b>Total:</b>	<b>352.00</b>

### Step 1: Identify the property and sale information.

1 7935 WOODED OAK LANE  
 Street address of property (or 911 address, if available)

BALDWIN 62217-0000  
 City or village ZIP

T4S R7W  
 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>09-051-005-00</u>	<u>40</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/19/2022  
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  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: 0

e  Apartment building (over 6 units) No. of units: 0

f  Office

g  Retail establishment

h  Commercial building (specify):

i  Industrial building

j   Farm

k  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  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>180,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20230107925244  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0060

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			180,000.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			180,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			360.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			180.00
20 County tax stamps — multiply Line 18 by 0.25.	20			90.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			270.00

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

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE 3RD PM, RANDOLPH COUNTY, ILLINOIS.

TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE 3RD PM, RANDOLPH COUNTY, ILLINOIS; THENCE WEST A DISTANCE OF ON ROD TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE WEST ONE ROD; THENCE SOUTH 60 RODS; THENCE EAST ONE ROD; THENCE NORTH 60 RODS TO THE PLACE OF BEGINNING, BEING A STRIP OF GROUND ONE ROD WIDE AND 60 RODS LONG.

EXCEPT ANY INTEREST IN THE COAL, OIL, GAS AND OTHER MINERAL RIGHTS UNDERLYING THE LAND WHICH HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL GAS AND OTHER MINERALS, IF ANY.

SITUATED IN RANDOLPH COUNTY, ILLINOIS.

PIN: 09-051-005-00

02-34-200-002

**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**

BETH MAY

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

117 ROSE MARIE DR \_\_\_\_\_ BELLEVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62220-3237  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-304-4464 \_\_\_\_\_ 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**

MICHAEL R WALTA

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

312 E MEADOW BROOK DR \_\_\_\_\_ FREEBURG \_\_\_\_\_ IL \_\_\_\_\_ 62243-4053  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-531-3085 \_\_\_\_\_ USA \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_



Declaration ID: 20230107925244  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

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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:**

MICHAEL R WALTA AND TIMOTHY J 312 E MEADOW BROOK DR FREEBURG IL 62243-4053  
 WALTA company Street address City State ZIP

**Preparer Information**

MARK COWGILL - COMMUNITY TITLE SHILOH, LLC

Preparer and company name 1207 THOUVENOT LN STE 800 Street address  
 mcowgill@communitytitle.net Preparer's email address (if available)  
 Preparer's file number (if applicable) SHILOH City  
 618-234-1400 Preparer's daytime phone  
 Escrow number (if applicable) IL 62269-8916 State ZIP  
 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	<u>079</u>	<u>33</u>	<u>R</u>	<u>15</u>	
	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	<u>3700</u>			
	Buildings	<u>16910</u>			
	Total	<u>19905</u>			
3	Year prior to sale <u>2021</u>				
4	Does the sale involve a mobile home assessed as real estate? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
5	Comments				
Illinois Department of Revenue Use			Tab number		



Declaration ID: 20230107925244

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
TIMOTHY J WALTA	312 E MEDOW BROOK DR	FREEBURG	IL	622430000	6185313085	USA



# PTAX-203

## Illinois Real Estate Transfer Declaration



DocId:8166533

Tx:4154886

RECORDED

01/04/2023 01:56 PM Pages: 6

**2023R00024**

MELANIE L. JOHNSON CLERK &amp; RECORDER

RANDOLPH COUNTY, ILLINOIS

Please read the instructions before completing this form.  
This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

### Step 1: Identify the property and sale information.

1 10225 Stringtown Road  
Street address of property (or 911 address, if available)

Baldwin, Illinois 62217  
City or village ZIP

4 South  
Township

2 Write the total number of parcels to be transferred. \_\_\_\_\_

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

Property index number (PIN)	Lot size or acreage
a <u>02-15-301-006 or 0902100300</u>	<u>1.473</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 1 / 2 / 20 2 2 12  
Month Year

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 (Mark **only one item per column** with an "X.")

a <input type="checkbox"/>	Land/lot only
b <input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Farm
k <input type="checkbox"/>	Other (specify): _____

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

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	9.00
COUNTY STAMP FEE	4.50
RHSPC	9.00

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): Trust distribution of 1/3 interest

s  Homestead exemptions on most recent tax bill:

1 General/Alternative	\$ _____
2 Senior Citizens	\$ _____
3 Senior Citizens Assessment Freeze	\$ _____

### 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>8969.58</u>
12a	Amount of personal property included in the purchase	12a	\$	<u>0</u>
12b	Was the value of a mobile home included on Line 12a?	12b		<u>Yes</u> <input checked="" type="checkbox"/> <u>No</u>
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>8969.58</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</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0</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>8969.58</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>18</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>9</u>
20	County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>4.50</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>13.50</u>

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227



0024

**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 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

*See attached sheet.*

**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.)**

Darla K. Porter, Successor Trustee

Seller's or trustee's name

10225 Stringtown Road

Street address (after sale)

*Darla K. Porter, Trustee*

Seller's or agent's signature

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

Baldwin, IL 62217

City State ZIP

( 618 ) 443-7836

Seller's daytime phone

**Buyer Information (Please print.)**

Vance T. Porter and Darla K. Porter

Buyer's or trustee's name

10225 Stringtown Road

Street address (after sale)

*Vance T. Porter*

Buyer's or agent's signature

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

Baldwin IL 62217

City State ZIP

( 618 ) 443-7836

Buyer's daytime phone

Mail tax bill to:

*Vance & Darla Porter*

Name or company

*10225 Stringtown Rd*

Street address

*Baldwin*

City

*IL 62217*

State ZIP

**Preparer Information (Please print.)**

Alan E. Stumpf, Attorney at Law, Stumpf & Gutknecht, P.C.

Preparer's and company's name

222 South Main Street

Street address

*Alan E. Stumpf*

Preparer's signature

Preparer's file number (if applicable)

Columbia IL 62236

City State ZIP

( 618 ) 281-7626

Preparer's daytime phone

aestumpf@htc.net

Preparer's e-mail address (if available)

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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>1029</u> <u>33</u> <u>F</u> <u>01</u>	3 Year prior to sale <u>2021</u>
County Township Class Cook-Minor Code 1 Code 2	4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	5 Comments
Land _____	
Buildings _____	
Total _____	

Illinois Department of Revenue Use	Tab number
------------------------------------	------------

0024

**General Description Additional Home Site Parcel:** A part of the Northwest Quarter of the Southwest Quarter of Section 15, Township 4 South, Range 7 West of the Third Principal Meridian, County of Randolph, State of Illinois.

**Detail Description Additional Home Site Parcel:** Commencing at an X-cut monument at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 15, Township 4 South, Range 7 West being located a measured distance of 22.70 feet South of the centerline of Illinois Route 154; thence South along the monumented East line of the Northwest Quarter of the southwest Quarter of Section 15, Township 4 South, Range 7 West a measured distance of 518.31 feet to a point; thence West along a line with a measured deflection angle of  $90^{\circ}00'00''$ , a measured distance of 160.00 feet to the point of beginning for this description, from said point of beginning, thence South along a line being parallel with the monumented East line of the Northwest Quarter of the Southwest Quarter of Section 15, Township 4 South, Range 7 West with a measured deflection angle of  $90^{\circ}00'00''$ , a measured distance of 434.40 feet to a point; thence East along a line with a measured deflection angle of  $90^{\circ}00'00''$ , a measured distance of 138.67 feet to a point in the monumented West line of a public road being identified as Stringtown Road; thence East along a line with a measured deflection angle of  $90^{\circ}00'00''$ , a measured distance of 21.33 feet to the East line of the Northwest Quarter of the Southwest Quarter of Section 15, Township 4 South, Range 7 West, thence South along the monumented East line of the Northwest Quarter of the Southwest Quarter of Section 15, Township 4 South, Range 7 West a measured distance of 15.71 feet to a point, thence West along a line with a measured deflection angle of  $90^{\circ}08'49''$ , a measured distance of 21.33 feet to an iron pin monument with an aluminum cap; thence West along a line with a measured deflection angle of  $90^{\circ}08'49''$ , a measured distance of 174.97 feet to an iron pin monument with an aluminum cap; thence South along a line being parallel with the monumented East line of the Northwest Quarter of the Southwest Quarter of Section 15, Township 4 South, Range 7 West with a measured deflection angle of  $90^{\circ}08'48''$ , a measured distance of 27.64 feet to an iron pin monument with an aluminum cap; thence West along a line with a measured deflection angle of  $90^{\circ}08'48''$ , a measured distance of 95.00 feet to an iron pin monument with an aluminum cap; thence North along a line being parallel with the monumented East line of the Northwest Quarter of the Southwest Quarter of section 15, Township 4 South, Range 7 West with a measured deflection angle of  $89^{\circ}51'12''$ , a measured distance of 477.00 feet to an iron pin monument with an aluminum cap; thence East along a line with a measured deflection angle of  $90^{\circ}00'00''$ , a measured distance of 131.30 feet to the point of beginning for this description, containing 1.473 acres more or less.



# PTAX-203

## Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

### Step 1: Identify the property and sale information.

1 8282 RIDGE RD.  
Street address of property (or 911 address, if available)

BALDWIN 62217  
City or village ZIP

T4S R7W  
Township

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

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

Property index number (PIN)	Lot size or acreage
a <u>09-053-013-00</u>	<u>1.6600</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 0 / 1 / 2 0 2 3  
Month Year

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

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 (Mark only one item per column with an "X.")

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

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

County: \_\_\_\_\_ Date: \_\_\_\_\_ Doc. No.: \_\_\_\_\_ Vol.: \_\_\_\_\_ Page: \_\_\_\_\_ Received by: \_\_\_\_\_

RECORDERD  
01/16/2023 02:34 PM Pages: 3  
**2023R00161**  
MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	183.00
COUNTY STAMP FEE	91.50
<b>RHSPC</b>	<b>9.00</b>

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: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(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 X Homestead exemptions on most recent tax bill:

1 General/Alternative	\$ 6,000.00
2 Senior Citizens	\$ 5,000.00
3 Senior Citizens Assessment Freeze	\$ 4,635.00

### 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>183,000.00</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		<u>Yes</u> <u>X</u> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>183,000.00</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		<u>b</u> <u>k</u> <u>m</u>
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>183,000.00</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>366.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>183.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>91.50</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>274.50</u>

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

0161

**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 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

SEE ATTACHED EXHIBIT A

02-35-400-004

**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.)**

Johnnie L. West and Darnell L. West

Seller's or trustee's name

201 S. Belt West Apt. 110 Belleville IL 62220

Street address (after sale)

[Signature]

Seller's or agent's signature

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

IL State ZIP

(618) 416-6995 Ext.

Seller's daytime phone

**Buyer Information (Please print.)**

DANNY PARR & RALPH L. WEIK

Buyer's or trustee's name

8282 RIDGE RD.,

Street address (after sale)

[Signature]

Buyer's or agent's signature

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

BALDWIN IL 62217

City State ZIP

(618) 404-7560 Ext. (618) 803 0773

Buyer's daytime phone

**Mail tax bill to:**

DANNY PARR & RALPH L. WEIK 8282 RIDGE RD.,

Name or company

Street address

BALDWIN IL 62217

City State ZIP

**Preparer Information (Please print.)**

BEN DAVISSON

Preparer's and company's name

23 PUBLIC SQUARE SUITE 300

Street address

[Signature]

Preparer's signature

bdavisson@mmrltd.com

Preparer's e-mail address (if available)

Preparer's file number (if applicable)

BELLEVILLE IL 62220

City State ZIP

( 618 ) 234-9800 Ext.

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**

1 079 33 X  
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 3235  
Buildings 53705  
Total 56940

3 Year prior to sale 2022  
4 Does the sale involve a mobile home assessed as real estate? Yes  No   
5 Comments

Illinois Department of Revenue Use

Tab number

01/61

**EXHIBIT A**

Situated in the County of Randolph, State of Illinois, to wit:

A part of the Southwest Quarter of the Southeast Quarter of Section 35 in Township 4 South, Range 7 West of the Third Principal Meridian, Randolph County, Illinois, described as follows:

Beginning at an iron pin at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 35, Township 4 South, Range 7 West of the 3rd Principal Meridian, Randolph County, Illinois;

Thence Westerly along the North line of said Southwest Quarter of the Southeast Quarter, 387.85 feet to a point in the centerline of an existing public road;

Thence Southeasterly along the centerline of said public road along a curve to the right having a radius of 296.96 feet, a distance of 237.20 feet to a point of tangency;

Thence continuing Southeasterly along said centerline, 157.85 feet;

Thence Southeasterly along said centerline along a curve to the left having a radius of 374.73 feet, a distance of 206.10 feet to a point on the East line of said Southwest Quarter of the Southeast Quarter;

Thence Northerly along said East line 487.20 feet to the point of beginning.

Subject to an existing public road over the South and West 20 feet thereof.

Situated in the County of Randolph County and State of Illinois.



# PTAX-203

## Illinois Real Estate Transfer Declaration

3

Do not write in this area. This space is reserved for the County Recorder's Office use.



DocId:8166923  
Tx:4155183

County: \_\_\_\_\_  
Date: \_\_\_\_\_ RECORDED  
01/20/2023 03:19 PM Pages: 2  
Doc. No.: **2023R00209**  
Vol.: MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS  
Page: \_\_\_\_\_

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

### Step 1: Identify the property and sale information.

1 Norwood Drive  
Street address of property (or 911 address, if available)  
Sparta, 62286  
City or village  
Township 4 South, Range 6 West Zip \_\_\_\_\_

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>19-121-014-00</u>	<u>0.42 Acres</u>
b _____	_____
c _____	_____
d _____	_____

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

4 Date of instrument: 0 1 2 0 2 3 1 1 1  
Month Year

5 Type of instrument (Mark with an "X"): X Warranty Deed  
Quit claim deed Executor's deed Administrator deed  
Beneficial Interest Other(specify): \_\_\_\_\_

6 Yes X 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	(Mark only one item per column with an "X")
a <u>X</u>	<u>X</u>	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 (specify)*: _____
i _____	_____	Industrial building
j _____	_____	Farm
k _____	_____	Other (specify)*: _____

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change. (Mark with an "X.")  
Total: 78.50

Demolition/damage Additions Major remodeling  
New construction Other (specify): \_\_\_\_\_  
Date of significant change\* \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Month Year

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 Auction sale \_\_\_\_\_
- h Seller/buyer is a relocation company \_\_\_\_\_
- i Seller/buyer is a financial institution\* or government agency \_\_\_\_\_
- j Buyer is a real estate investment trust \_\_\_\_\_
- k Buyer is a pension fund \_\_\_\_\_
- l Buyer is an adjacent property owner \_\_\_\_\_
- m Buyer is exercising an option to purchase\* \_\_\_\_\_
- n Trade of property (simultaneous)\* \_\_\_\_\_
- o Sale-leaseback \_\_\_\_\_
- p Other (specify)\*: \_\_\_\_\_
- q X Homestead exemptions on most recent tax bill:

1 General/Alternative	\$0
2 Senior Citizens	\$0
3 Senior Citizens Assessment Freeze	\$0

### 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>5,000.00</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 12a?	12b	<u>Yes</u> <u>X</u> <u>No</u>
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$	<u>5,000.00</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-</u>
15 Outstanding mortgage amount to which the transferred real property remains subject*	15 \$	<u>5,000.00</u>
16 If this transfer is exempt, use an "X" to identify the provision.*	16	<u>b</u> <u>k</u> <u>m</u>
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$	<u>5,000.00</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>10.00</u>
19 Illinois tax stamps - multiply Line 18 by 0.50.	19 \$	<u>5.00</u>
20 County tax stamps - multiply Line 18 by 0.25.	20 \$	<u>2.50</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$	<u>7.50</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 8 1/2" 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 below from Step 1, Line 3.)

Lot 9 in Block 3 Knollwood Subdivision in the City of Sparta, Illinois, Randolph County, Illinois, as shown by Plat recorded in Plat Book "H" on Pages 58 and 59 in the Recorder's Office of Randolph County, Illinois.

And also, the Southwesterly Half of Lot 8 in Block 3, more particularly described as follows: All that part of Lot 8 lying South and Westerly of a line commencing at the Northwesterly corner of Lot 8 and running in a Southeasterly direction to a point on the Southeasterly line of Lot 8 that is half way between the most Southerly corner of Lot 8 and the Southwest corner of Lot 7. All of the above being situated in Knollwood Subdivision to the City Sparta as shown by Plat dated June 17, 1963, recorded August 12, 1963, in Plat Record "H", Randolph County, Pages 58 and 59 in the Recorder's Office of Randolph County, Illinois.

03-36-454-018

0209

**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 be 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 of the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information** (Please print.)

Carol Ann Beck, Trustee under the Carol Ann Beck Living Trust dated the 25<sup>th</sup> day of May, 2004

Seller's or trustee's name

21 River Trail Drive

Street address (after sale)

*Carol Ann Beck, Trustee*

Seller's or agent's signature

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

St. Charles MO 63303

City State ZIP

314-604-1657

Seller's daytime phone

**Buyer Information** (Please print.)

John L. Krull and Lori A. Krull

Buyer's or trustee's name

6597 Zion Church Road

Street address (after sale)

*John L. Krull*

Buyer's or agent's signature

*Lori Krull*

Buyers trust number (if applicable-not an SSN or FEIN)

Sparta IL 62286

City State ZIP

618-713-6329

Buyer's daytime phone

**Mail tax bill to:**

John L. Krull and Lori A. Krull, 6597 Zion Church Road, Sparta, Illinois 62286

**Arbeiter Law Offices**

Preparer's and company's name

P.O. Box 367

Street address

*Ronald W. Arbeiter*

Preparer's signature

rwa@arbeiterlaw.com

Preparer's email address if available

Preparer's file number (if applicable)

Chester, IL 62233

City State ZIP

( 618 ) 826-2369

Preparer's daytime phone

Identify any other 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**

1 079 32 X \_\_\_\_\_  
 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 \_\_\_\_\_ 4,240

Buildings \_\_\_\_\_ 4,240

Total \_\_\_\_\_ 4,240

3 Year prior to sale 2022

4 Does the sale involve a mobile home assessed as real estate? Yes  No

5 Comments:

To be completed by the Illinois Department of Revenue

Tab number



# PTAX-203

## Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.  
This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

### Step 1: Identify the property and sale information.

1 1809 N. Market Street  
Street address or property (or 911 address, if available)  
Sparta 62286  
City or village Zip  
4 south 6 west  
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>19-063-042-50</u>	<u>.98 acres</u>
b _____	_____
c _____	_____
d _____	_____

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

4 Date of instrument: December / 2022  
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 \_\_\_\_\_

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

County: \_\_\_\_\_  
Date: \_\_\_\_\_  
Doc. No.: \_\_\_\_\_  
Vol.: \_\_\_\_\_  
Page: \_\_\_\_\_  
Received by: \_\_\_\_\_



DocId:8166507  
Tx:4154867

RECORDED  
01/03/2023 02:30 PM Pages: 2

**2023R00009**

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	30.00
COUNTY STAMP FEE	45.00
REGISTRATION FEE	9.00
<b>Total</b>	<b>206.00</b>

9 Identify any significant physical changes in the property since January 1 of the previous year. RECORD WITH THE DATE OF CHANGE.

Date of significant change: \_\_\_\_\_  
(Mark with an "X.") Month Year  
 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	\$	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

11 Full actual consideration	\$	90,000.00
12a Amount of personal property included in the purchase	\$	0.00
12b Was the value of a mobile home included on Line 12a?	Yes <input checked="" type="checkbox"/> No	
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	\$	90,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	\$	0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	\$	0.00
16 If this transfer is exempt, use an "X" to identify the provision.	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.	\$	90,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g. 61.002 rounds to 62)		180.00
19 Illinois tax stamps – multiply Line 18 by 0.50.	\$	90.00
20 County tax stamps – multiply Line 18 by 0.25	\$	45.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	\$	135.00

This form is authorized in accordance with 35 ILCS 20031-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the forms Management Center. IL-492-0227



009

**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 8 1/2" 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

03-25-400-049

**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.)**

James R. VanDoren and Marlene R. VanDoren

Seller's or trustee's name

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

11045 Poplar

Street address (after sale)

Coulterville

City

IL

State

62237

ZIP

*James R. VanDoren*

Seller's or agent's signature

*Marlene R. VanDoren*

(618) 889-7049

Seller's daytime phone

**Buyer Information (Please print.)**

Jamie R. Thomas

Buyer's or trustee's name

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

1145 North James

Street address (after sale)

Sparta

City

IL

State

62286

ZIP

*Jamie Thomas*

Buyer's or agent's signature

(618) 317-5895

Buyer's daytime phone

**Mail tax bill to:**

Jamie R. Thomas

Name or company

1145 North James

Street address

Sparta

City

IL

State

62286

ZIP

**Preparer Information (Please print.)**

Ronald W. Arbeiter

Preparer's and company's name

22549 Thomas

Preparer's file number (if applicable)

1019 State Street P.O. Box 367

Street address (after sale)

Chester

City

IL

State

62233

ZIP

*Ronald W. Arbeiter*

Preparer's signature

(618) 826-2369

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**

1 079 32 C  
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 7355  
Buildings 28670  
Total 36025

- 3 Year prior to sale 2021
- 4 Does the sale involve a mobile home assessed as real estate?  Yes  No
- 5 Comments

Illinois Department of Revenue Use

Tab Number

0009

**PTAX-203****Step 3: Legal Description**

Parcel Number: 19-063-042-50

Part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 4 South, Range 6 West of the Third Principal Meridian, Randolph County, Illinois, described as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of the said Section 25; thence North along the East line of the said Southeast Quarter of the Southeast Quarter a distance of 530.00 feet to a point; thence Westerly along a line with a deflection angle of  $90^{\circ}29'52''$  a distance of 30.00 feet to a point in the Westerly right of way line of S.B.I. Route 13 (State Route 4) said point being the beginning for this description, from said point of beginning; thence Northerly along the said Westerly right of way line of S.B.I. Route 13 (State Route 4) with a deflection angle of  $90^{\circ}29'52''$  a distance of 100.00 feet to a point; thence Westerly along a line parallel to the South line of the said Southeast Quarter of the Southeast Quarter with a deflection angle of  $90^{\circ}29'52''$  a distance of 420.00 feet to a point; thence Southerly along a line parallel to the said East line of the Southeast Quarter of the Southeast Quarter with a deflection angle of  $89^{\circ}30'08''$  a distance of 100.00 feet to a point; thence Easterly along a line with a deflection angle of  $90^{\circ}29'52''$  a distance of 420.00 feet to the point of beginning, EXCEPT that part conveyed to the State of Illinois for highway purposes AND ALSO EXCEPT all coal, oil, gas and other minerals, together with the right to mine and remove the same and subject to all other rights and easements in favor of the owner of the mineral estate or of any party claiming by, through, or under said estate.



4

RECORDED

01/19/2023 03:25 PM Pages: 3

2023R00181

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS



## PTAX-203

### Illinois Real Estate Transfer Declaration

#### Step 1: Identify the property and sale information.

1 N. 5TH STREET

Street address of property (or 911 address, if available)

COULTERVILLE

62237-0000

City or village

ZIP

T4S R5W

Township

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

3 Enter the primary parcel identifying number and lot size or acreage

16-017-014-00

0.32

Acres

No

Primary PIN

Lot size or acreage

Unit

Split Parcel

4 Date of instrument:

~~1/4/2023~~ 11/20/2020

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  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: 0

e  Apartment building (over 6 units) No. of units: 0

f  Office

g  Retail establishment

h   Commercial building (specify): STORAGE UNIT

i  Industrial building

j  Farm

k  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  Fulfillment of installment contract  
year contract initiated: 2020
- 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 90,000.00  
 12a Amount of personal property included in the purchase 0.00

0181

	12b	Yes	X	No
12b Was the value of a mobile home included on Line 12a?	12b		X	
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			90,000.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			90,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			180.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			90.00
20 County tax stamps — multiply Line 18 by 0.25.	20			45.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			135.00

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

Enter the legal description from the deed.  
LOTS 1 AND 4 IN BLOCK 4 IN A.S. DICKEY'S RAILROAD ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS. EXCEPT COAL, TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL OTHER RIGHTS AND EASEMENTS IN FAVOR OF THE OWNER OF THE MINERAL ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID ESTATE, AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

04-13-142-006

### 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

FRED L. AND DONETTA L. RISLEY

Seller's or trustee's name

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

9633 PERRY COUNTY LINE RD  
Street address (after sale)

COULTERVILLE  
City

IL  
State

62237-2937  
ZIP

618-282-3866

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

TRAVIS A. DAVIS

Buyer's or trustee's name

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

711 N 4TH ST  
Street address (after sale)

COULTERVILLE  
City

IL  
State

62237-1227  
ZIP

314-234-0925

Buyer'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.

#### Mail tax bill to:

TRAVIS A. DAVIS  
Name or company

711 N 4TH ST  
Street address

COULTERVILLE  
City

IL  
State

62237-1227  
ZIP

### Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
205 E MARKET ST	RED BUD	IL	62278-1525
Street address	City	State	ZIP
cooperlieferlaw@gmail.com	618-282-3866		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	<u>079</u>	<u>31</u>	<u>C</u>	<u>40</u>	
	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	<u>2375</u>			
	Buildings	<u>14650</u>			
	Total	<u>17025</u>			
Illinois Department of Revenue Use			Tab number		

4

RECORDED

01/17/2023 11:42 AM Pages: 2

2023R00123

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



## PTAX-203

### Illinois Real Estate Transfer Declaration

#### Step 1: Identify the property and sale information.

1 1148 S MINNIE  
 Street address of property (or 911 address, if available)

TILDEN 62292-0000  
 City or village ZIP

T4S R5W  
 Township

2 Enter the total number of parcels to be transferred. 3

3 Enter the primary parcel identifying number and lot size or acreage

16-062-003-00	112 x 140	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel
		<u>113</u>	

4 Date of instrument: 1/12/2023  
 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> Land/lot only	
b <input 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: <u>0</u>	
e <input type="checkbox"/> Apartment building (over 6 units) No. of units: <u>0</u>	
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: \_\_\_\_\_

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



Declaration ID: 20230107931464  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0123

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			12,000.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			12,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			24.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			12.00
20	County tax stamps — multiply Line 18 by 0.25.	20			6.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			18.00

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

TRACT "B"

BEGINNING AT AN OLD CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 12 OF WILLIAM STEVENSON'S SECOND ADDITION TO THE TOWN OF TILDEN, RANDOLPH COUNTY, ILLINOIS, BEING A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN PLAT CABINET 2, JACKET 60 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHERLY, ALONG THE EAST LINE OF MINNIE AVENUE (40 FEET WIDE) 149.60 FEET TO A SET CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 4 IN SAID BLOCK 12 OF SAID WILLIAM STEVENSON'S SECOND ADDITION; THENCE EASTERLY, WITH A DEFLECTION ANGLE OF 89°42'00", 112.00 FEET TO A SET CONCRETE MONUMENT AT THE EAST LINE OF A 12 FOOT WIDE VACATED ALLEY; THENCE NORTHERLY, WITH A DEFLECTION ANGLE OF 90°18'00", ALONG SAID EAST LINE OF THE VACATED ALLEY, 149.92 FEET TO A SET CONCRETE MONUMENT; THENCE WESTERLY, WITH A DEFLECTION ANGLE OF 89°51'40", 112.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.385 ACRES, MORE OR LESS. SAID TRACT CONTAINS ALL OF LOTS 1, 2 AND 3 IN SAID BLOCK 12 OF WILLIAM STEVENSON'S SECOND ADDITION AND THAT PORTION OF A 12 FOOT WIDE ALLEY LYING EASTERLY FROM SAID LOTS 1, 2 AND 3 IN BLOCK 12, AS VACATED BY SECTION 3 OF ORDINANCE NO. 2004-10, AS RECORDED IN BOOK 757, PAGE 534 OF THE RANDOLPH COUNTY RECORDS.

PIN: 16-062-017-00

TRACT "C"

BEGINNING AT A SET CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 4 IN BLOCK 12 OF WILLIAM STEVENSON'S SECOND ADDITION TO THE TOWN OF TILDEN, RANDOLPH COUNTY, ILLINOIS, BEING A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN PLAT CABINET 2, JACKET 60 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHERLY, ALONG THE EAST LINE OF MINNIE AVENUE (40 FEET WIDE) 141.64 FEET TO AN OLD CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 13 OF SAID WILLIAM STEVENSON'S SECOND ADDITION; THENCE EASTERLY, WITH A DEFLECTION ANGLE OF 89°32'49", 112.00 FEET TO A SET CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF A 12 FOOT WIDE VACATED ALLEY; THENCE NORTHERLY, WITH A DEFLECTION ANGLE OF 90°27'11", ALONG SAID EAST LINE OF THE VACATED ALLEY, 141.94 FEET TO A SET CONCRETE MONUMENT; THENCE WESTERLY, WITH A DEFLECTION ANGLE OF 89°42'00", 112.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.365 ACRES, MORE OR LESS. SAID TRACT CONTAINS ALL OF LOTS 4 AND 5 IN SAID BLOCK 12 OF WILLIAM STEVENSON'S SECOND ADDITION AND ALL THAT PORTION OF A 40 FOOT WIDE UNNAMED STREET AS VACATED BY SECTION 2 AND A PORTION OF A 12 FOOT WIDE ALLEY AS VACATED BY SECTION 3 OF ORDINANCE NO. 2004-10, AS RECORDED IN BOOK 757, PAGE 534 OF THE RANDOLPH COUNTY RECORDS.

PIN: 16-062-003-00

TRACT "D"

BEGINNING AT AN OLD CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 13 OF WILLIAM STEVENSON'S SECOND ADDITION TO THE TOWN OF TILDEN, RANDOLPH COUNTY, ILLINOIS, BEING A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN PLAT CABINET 2, JACKET 60 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHERLY, ALONG THE EAST LINE OF MINNIE AVENUE (40 FEET WIDE) 99.65 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 2 IN SAID BLOCK 13; THENCE EASTERLY, WITH A DEFLECTION ANGLE OF 89°23'49", 112.00 FEET TO AN OLD IRON PIN AT THE SOUTHEASTERLY CORNER OF A 12 FOOT WIDE VACATED ALLEY; THENCE NORTHERLY, WITH A DEFLECTION ANGLE OF 90°36'11", ALONG SAID EAST LINE OF THE VACATED ALLEY, 99.95 FEET TO A SET CONCRETE MONUMENT; THENCE WESTERLY, WITH A DEFLECTION ANGLE OF 89°32'49", 112.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.257 ACRES, MORE OR LESS. SAID TRACT CONTAINS SAID LOTS 1 AND 2 IN BLOCK 13 AND THAT PORTION OF A 12 FOOT WIDE ALLEY LYING EASTERLY FROM SAID LOTS 1 AND 2 IN BLOCK 13, AS VACATED BY SECTION 3 OF ORDINANCE NO. 2004-10, AS RECORDED IN BOOK 757, PAGE 534 OF THE RANDOLPH COUNTY RECORDS.

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION AND INVESTIGATION OF THE PREMISES, OR A SURVEY THEREOF.

PIN: 16-062-004-00

04-05-355-004; 04-05-355-002; 04-05-359-001



Declaration ID: 20230107931464  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0123

**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**

DALE ALLEN HURST  
 Seller's or trustee's name  
 Seller's trust number (if applicable - not an SSN or FEIN)  
 25423 S FRYER ST CHANNAHON IL 60410-5100  
 Street address (after sale) City State ZIP  
 815-207-3318  
 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**

RYAN MURHPY  
 Buyer's or trustee's name  
 Buyer's trust number (if applicable - not an SSN or FEIN)  
 310 HICKORY ST WATERLOO IL 62298-1413  
 Street address (after sale) City State ZIP  
 618-799-9881  
 Buyer'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.

**Mail tax bill to:**

RYAN MURHPY 310 HICKORY ST WATERLOO IL 62298-1413  
 Name or company Street address City State ZIP  
 USA  
 Country

**Preparer Information**

PAIGE WELGE - ARBEITER LAW OFFICES  
 Preparer and company name  
 Preparer's file number (if applicable) Escrow number (if applicable)  
 1019 STATE ST CHESTER IL 62233-1657  
 Street address City State ZIP  
 rwa@arbeiterlaw.com 618-826-2369 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**

- 1 079 31 R  
 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.
- 3 Year prior to sale 2022
- 4 Does the sale involve a mobile home assessed as real estate? \_\_\_ Yes  No
- 5 Comments





Declaration ID: 20230107931464  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

0123

Land	<u>5505</u>	
Buildings	<u>5505</u>	
Total	<u>5505</u>	
Illinois Department of Revenue Use		Tab number



Declaration ID: 20230107931464  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

0123

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**Additional parcel identifying numbers and lot sizes or acreage**

Property Index number (PIN)	Lot size or acreage	Unit	Split Parcel?
16-062-017-00	112 x 150	Sq. Feet	No
16-062-004-00	112 x 101	Sq. Feet	No

**Personal Property Table**



## PTAX-203 Illinois Real Estate Transfer Declaration

2023R00120

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	10.00
COUNTY STAMP FEE	5.00
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>85.00</b>

### Step 1: Identify the property and sale information.

1 715 WILLOW  
 Street address of property (or 911 address, if available)  
 COULTERVILLE 62237-0000  
 City or village ZIP

T4S R5W  
 Township

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

3 Enter the primary parcel identifying number and lot size or acreage

16-043-054-00	110 x 115	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/12/2023  
 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  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: 0
  - e  Apartment building (over 6 units) No. of units: 0
  - f  Office
  - g  Retail establishment
  - h  Commercial building (specify):
  - i  Industrial building
  - j  Farm
  - k  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  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 10,000.00
  - 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 10,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20230107931435  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0120

	12b	Yes	X	No
12b Was the value of a mobile home included on Line 12a?	12b		X	
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			10,000.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			10,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			20.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			10.00
20 County tax stamps — multiply Line 18 by 0.25.	20			5.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			15.00

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

LOTS 4 AND 5 OF HIGHLAND ADDITION TO THE VILLAGE OF COULTERVILLE, ILLINOIS, AS PER PLAT THEREOF RECORDED IN BOOK OF PLATS "F", PAGE 81 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, EXCEPT COAL TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL OTHER RIGHTS AND EASEMENTS IN FAVOR OF THE OWNER OF THE MINERAL ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID ESTATE.

ALSO

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT 5 OF THE HIGHLAND ADDITION IN THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED FEBRUARY 10, 1920, IN PLAT BOOK "F" PAGE 81 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, THEN NORTHERLY APPROXIMATELY 115 FEET TO A POINT THEN EASTERLY APPROXIMATELY 20 FEET TO THE VILLAGE LIMITS THEN SOUTHERLY APPROXIMATELY 115 FEET TO A POINT THEN WESTERLY APPROXIMATELY 20 FEET TO THE POINT OF BEGINNING.

04-13-204-005

**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**

THOMAS HARVEY, SR.  
 Seller's or trustee's name

PO BOX 162  
 Street address (after sale)

618-317-4482  
 Seller's daytime phone

Phone extension

COULTERVILLE  
 City

USA  
 Country

IL  
 State

62237-0162  
 ZIP

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**

JOHN LAMBERT  
 Buyer's or trustee's name

416 NASHVILLE RD  
 Street address (after sale)

618-542-7160  
 Buyer's daytime phone

Phone extension

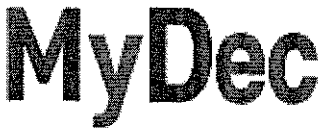
COULTERVILLE  
 City

USA  
 Country

IL  
 State

62237-1268  
 ZIP

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.



**Declaration ID:** 20230107931435  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

0120

**Mail tax bill to:**

<u>JOHN LAMBERT</u>	<u>416 NASHVILLE RD</u>	<u>COULTERVILLE</u>	<u>IL</u>	<u>62237-1268</u>
Name or company	Street address	City	State	ZIP

USA  
Country

**Preparer Information**

PAIGE WELGE - ARBEITER LAW OFFICES

<u>Preparer and company name</u>	<u>Preparer's file number (if applicable)</u>	<u>Escrow number (if applicable)</u>
<u>1019 STATE ST</u>	<u>CHESTER</u>	<u>IL 62233-1657</u>
Street address	City	State ZIP
<u>rwa@arbeiterlaw.com</u>	<u>618-826-2369</u>	<u>USA</u>
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

<b>To be completed by the Chief County Assessment Officer</b>	
<p>1 <u>079</u> <u>31</u> <u>R</u> <u>22</u> County Township Class Cook-Minor Code 1 Code 2</p> <p>2 Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land <u>2810</u></p> <p>Buildings _____</p> <p>Total <u>2810</u></p>	<p>3 Year prior to sale <u>2022</u></p> <p>4 Does the sale involve a mobile home assessed as real estate? ___ Yes <input checked="" type="checkbox"/> No</p> <p>5 Comments</p>
<b>Illinois Department of Revenue Use</b>	<b>Tab number</b>



2023R00076

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	35.00
COUNTY STAMP FEE	17.50
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>123.50</b>



## PTAX-203

### Illinois Real Estate Transfer Declaration

#### Step 1: Identify the property and sale information.

1 127 MINNIE AVE  
 Street address of property (or 911 address, if available)

TILDEN 62292-0000  
 City or village ZIP

T4S R5W  
 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>16-065-009-00</u>	<u>.56</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/11/2023  
 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 checked="" type="checkbox"/>	<input checked="" 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: <u>0</u>
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: <u>0</u>
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 type="checkbox"/>	<input 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: \_\_\_\_\_

<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>5,000.00</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>35,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20230107930443  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0076

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			35,000.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			35,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			70.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			35.00
20	County tax stamps — multiply Line 18 by 0.25.	20			17.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			52.50

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

LOT NO. ONE (1) IN BLOCK TWO (2) OF CHASELL'S FIRST (1ST) ADDITION TO THE VILLAGE OF TILDEN, RANDOLPH COUNTY, ILLINOIS, SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES.

04-06-228-002

**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**

RHONDA JANCOCK

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

11312 SUMMERVILLE RD \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-3669  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-317-4306 \_\_\_\_\_  
 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**

BREANNA BODEKER

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

127 MINNNI AVE. \_\_\_\_\_ TILDEN \_\_\_\_\_ IL \_\_\_\_\_ 62292-0000  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-317-0321 \_\_\_\_\_  
 Buyer'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.

**Mail tax bill to:**

BREANNA BODEKER \_\_\_\_\_ 127 MINNNI AVE. \_\_\_\_\_ TILDEN \_\_\_\_\_ IL \_\_\_\_\_ 62292-0000  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

USA \_\_\_\_\_  
 Country \_\_\_\_\_



Declaration ID: 20230107930443  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0076

PAIGE WELGE - ARBEITER LAW OFFICES

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
1019 STATE ST	CHESTER	IL	62233-1657
Street address	City	State	ZIP
rwa@arbeiterlaw.com	618-826-2369	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

1 079 31 R  
 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	<u>1215</u>
Buildings	<u>16950</u>
Total	<u>18165</u>

3 Year prior to sale 2022  
 4 Does the sale involve a mobile home assessed as real estate?  Yes  No  
 5 Comments

Illinois Department of Revenue Use

Tab number





Declaration ID: 20230107930443

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2076

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
DOUGLAS ROTHWELL GREG ROTHWELL GARY ROTHWELL						

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ELI BERNARDONI						



**2023R00271**

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS



## PTAX-203

### Illinois Real Estate Transfer Declaration

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	7.50
COUNTY STAMP FEE	3.75
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>82.25</b>

#### Step 1: Identify the property and sale information.

1 ST. LEO'S ROAD

Street address of property (or 911 address, if available)

EVANSVILLE

62242-0000

City or village

ZIP

T5S R8W

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>14-021-009-00</u>	<u>4.98</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/30/2023  
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   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: 0
- e  Apartment building (over 6 units) No. of units: 0
- f  Office
- g  Retail establishment
- h  Commercial building (specify):
- i  Industrial building
- j  Farm
- k  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  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	7,500.00
12a Amount of personal property included in the purchase	0.00



Declaration ID: 20230107942587  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0271

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			7,500.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			7,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			15.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			7.50
20	County tax stamps — multiply Line 18 by 0.25.	20			3.75
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			11.25

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

ALL THAT PART OF THE WEST PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, THAT LIES WEST OF THE STATE HIGHWAY ACROSS SAID LAND.

07-17-400-001

**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**

MELVIN E. GUEBERT  
 Seller's or trustee's name  
 Seller's trust number (if applicable - not an SSN or FEIN)

8043 SAINT LEOS RD  
 Street address (after sale)  
 EVANSVILLE IL 62242-1519  
 City State ZIP

618-971-1161  
 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**

JASON F. GUEBERT  
 Buyer's or trustee's name  
 Buyer's trust number (if applicable - not an SSN or FEIN)

8085 SAINT LEOS RD  
 Street address (after sale)  
 EVANSVILLE IL 62242-1519  
 City State ZIP

618-741-0546  
 Buyer'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.

**Mail tax bill to:**

JASON F. GUEBERT  
 Name or company  
 8085 SAINT LEOS RD  
 Street address  
 EVANSVILLE IL 62242-1519  
 City State ZIP

USA  
 Country

**Preparer Information**



Declaration ID: 20230107942587  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0271

STATCY WITBART - ARBEITER LAW OFFICES

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
1019 STATE ST	CHESTER	IL	62233-1657
Street address	City	State	ZIP
rwa@arbeiterlaw.com	618-826-2369		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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079</u> <u>38</u> <u>R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2022</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale.  Land _____ <u>2235</u> Buildings _____ Total _____ <u>2235</u>	4 Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No 5 Comments
Illinois Department of Revenue Use	Tab number



## PTAX-203

### Illinois Real Estate Transfer Declaration

2023R00226

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	88.00
COUNTY STAMP FEE	44.00
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>203.00</b>

#### Step 1: Identify the property and sale information.

1 6436 SIMPSON ST  
 Street address of property (or 911 address, if available)  
MODOC 62261-0000  
 City or village ZIP

T5S R8W  
 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>14-088-022-00</u>	<u>.38</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/21/2023  
 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  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: 0
  - e  Apartment building (over 6 units) No. of units: 0
  - f  Office
  - g  Retail establishment
  - h  Commercial building (specify):
  - i  Industrial building
  - j  Farm
  - k  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 6,000.00
  - 2 Senior Citizens 5,000.00
  - 3 Senior Citizens Assessment Freeze 11,494.00

#### 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>88,000.00</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	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			88,000.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			88,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			176.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			88.00
20	County tax stamps — multiply Line 18 by 0.25.	20			44.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			132.00

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

PART OF SURVEY 365, CLAIM 2207, TOWNSHIP 5 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

BEGINNING AT A STONE AT THE FOOT OF THE BLUFFS, THE CORNER OF SURVEYS 364 AND 365, CLAIMS 458 AND 2207; THENCE SOUTH 33° WEST 345.5 FEET TO A STONE; THENCE NORTH 60°45' WEST 674.7 FEET TO A POST FROM WHICH A HONEY LOCUST 28 INCHES IN DIAMETER BEARS NORTH 43°45' EAST 12.5 FEET; THENCE NORTH 47°45' WEST 87.2 FEET; THENCE NORTH 41°30' EAST 2 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LOT; THENCE NORTH 41°30' EAST 150 FEET; THENCE NORTH 47°45' WEST 65 FEET; THENCE SOUTH 41°30' WEST 150.00 FEET; THENCE SOUTH 47°45' EAST 65 FEET TO THE PLACE OF BEGINNING.

ALSO, BEGINNING AT A STONE AT THE BLUFFS, THE CORNER OF SURVEY 364 AND 365, CLAIMS 458 AND 2207; THENCE SOUTH 33° WEST 345.5 FEET TO A STONE; THENCE NORTH 60°45' WEST 674.7 FEET TO A POST FROM WHICH A HONEY LOCUST 28 INCHES IN DIAMETER BEARS NORTH 43°45' EAST 12.5 FEET; THENCE NORTH 47°45' WEST 87.2 FEET; THENCE NORTH 41°30' EAST 2 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LOT; THENCE NORTH 41°30' EAST 150 FEET; THENCE SOUTH 47°45' EAST 68 FEET; THENCE SOUTH 41°30' WEST 150 FEET; THENCE NORTH 47°45' WEST 68 FEET TO THE PLACE OF BEGINNING.

AND BEING THE SAME LAND DESCRIBED IN DEED FROM WILLIAM BOYLE, EXECUTOR OF THE ESTATE OF LORETTA MUDD, RECORDED IN BOOK 85, PAGE 424, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

07-31-351-002

**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**

ANNA E. MOLLET TRUST BY JANET WALKER AND VERNON MOLLET, SUCC CO TRUSTEE

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
7720 SAINT LEOS RD	EVANSVILLE	IL	62242-1512	
Street address (after sale)	City	State	ZIP	
618-282-3253	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**

JERRY A. LIENEKE

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



**Declaration ID:** 20230107937133  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

0226

6436 SIMPSON ST \_\_\_\_\_ MODOC \_\_\_\_\_ IL \_\_\_\_\_ 62261-1006  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

618-565-7175 \_\_\_\_\_ USA \_\_\_\_\_  
 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:**

JERRY A. LIENEKE \_\_\_\_\_ 6436 SIMPSON ST \_\_\_\_\_ MODOC \_\_\_\_\_ IL \_\_\_\_\_ 62261-1006  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

**Preparer Information**

PAIGE WELGE - ARBEITER LAW OFFICES \_\_\_\_\_  
 Preparer and company name \_\_\_\_\_ Preparer's file number (if applicable) \_\_\_\_\_ Escrow number (if applicable) \_\_\_\_\_  
 1019 STATE ST \_\_\_\_\_ CHESTER \_\_\_\_\_ IL \_\_\_\_\_ 62233-1657  
 Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
 rwa@arbeiterlaw.com \_\_\_\_\_ 618-826-2369 \_\_\_\_\_ 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

<b>To be completed by the Chief County Assessment Officer</b>					
1	079	38	R		
	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	420			
	Buildings	23040			
	Total	23460			
3	Year prior to sale	2022			
4	Does the sale involve a mobile home assessed as real estate?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
5	Comments				
Illinois Department of Revenue Use				Tab number	



## PTAX-203 Illinois Real Estate Transfer Declaration

### Step 1: Identify the property and sale information.

1 504 SECOND ST  
Street address of property (or 911 address, if available)

EVANSVILLE 62242-0000  
City or village ZIP

T5S R8W  
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>14-073-007-00</u>	<u>111 x 58</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel
		<u>4 1/2</u>	

4 Date of instrument: 4/30/2022  
Date

5 Type of instrument (Mark with an "X.") : X Warranty deed  
 \_\_\_ Quit claim deed \_\_\_ Executor deed \_\_\_ 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 ___      | Land/lot only  |
| b <u>X</u> | <u>X</u> Residence (single-family, condominium, townhome, or duplex) |
| c ___      | Mobile home residence  |
| d ___      | Apartment building (6 units or less) No. of units: <u>0</u>          |
| e ___      | Apartment building (over 6 units) No. of units: <u>0</u>             |
| f ___      | Office   |
| g ___      | Retail establishment   |
| h ___      | Commercial building (specify):                                       |
| i ___      | Industrial building  |
| j ___      | Farm   |
| k ___      | 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 : 2022
- 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 X Homestead exemptions on most recent tax bill:
 

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>5,000.00</u>
3 Senior Citizens Assessment Freeze	<u>3,745.00</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>75,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>





Declaration ID: 20230107933404  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0150

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			75,000.00
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			75,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			150.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			75.00
20	County tax stamps — multiply Line 18 by 0.25.	20			37.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			112.50

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

LOTS THREE (3), FOUR (4) AND FIVE (5) IN BLOCK SIX (6) IN EVANSVILLE IMPROVEMENT COMPANY'S ADDITION, VILLAGE OF EVANSVILLE, RANDOLPH COUNTY, ILLINOIS.

07-24-236-003

**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**

JOYCE SCHAEFER

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

504 2ND ST \_\_\_\_\_ EVANSVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62242-1968  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

617-317-4206 \_\_\_\_\_ 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**

LUKE SCHAEFER

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

504 2ND ST \_\_\_\_\_ EVANSVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62242-1968  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-615-1053 \_\_\_\_\_ 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:**

LUKE SCHAEFER \_\_\_\_\_ 504 2ND ST \_\_\_\_\_ EVANSVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62242-1968  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

USA \_\_\_\_\_  
 Country \_\_\_\_\_

**Preparer Information**

PAIGE WELGE - ARBEITER LAW OFFICES



Declaration ID: 20230107933404  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0150

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
1019 STATE ST	CHESTER	IL	62233-1657
Street address	City	State	ZIP
rwa@arbeiterlaw.com	618-826-2369		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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079</u> <u>38</u> <u>R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2021</u>
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 <input checked="" type="checkbox"/> No
Land _____	5 Comments
Buildings <u>5645</u>	
Total <u>20650</u>	
<u>25665</u>	
Illinois Department of Revenue Use	Tab number



## PTAX-203 Illinois Real Estate Transfer Declaration

2023R00022

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.99
RECORDING FEE	31.15
STATE STAMP FEE	22.50
COUNTY STAMP FEE	11.25
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>104.75</b>

### Step 1: Identify the property and sale information.

1 1002 LIBERTY ST  
 Street address of property (or 911 address, if available)

EVANSVILLE 62242-0000  
 City or village ZIP

T5S R8W  
 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>14-082-016-00</u>	<u>299ft x 200ft</u>	<u>Dimensions</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/1/2022  
 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  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: 0
- e  Apartment building (over 6 units) No. of units: 0
- f  Office
- g  Retail establishment
- h  Commercial building (specify):
- i  Industrial building
- j  Farm
- k  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  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>22,500.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20220907945700  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0022

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			22,500.00
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			22,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			45.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			22.50
20	County tax stamps — multiply Line 18 by 0.25.	20			11.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			33.75

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

BEGINNING AT A STONE AT THE NORTHEAST CORNER OF LOT 8 IN THE MRS. NICHOLAS GROSS SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "E" AT PAGE 3-3/4, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, THENCE NORTH 86 DEGREES WEST 148-1/2 FEET TO A STONE, THENCE SOUTH 27 DEGREES 30 MINUTES WEST 197.3 FEET TO THE BEGINNING POINT OF THE LAND HEREIN CONVEYED, THENCE NORTH 86 DEGREES WEST 299 FEET, THENCE SOUTH 31 DEGREES WEST 42 FEET, THENCE SOUTH 56 DEGREES 30 MINUTES EAST 200 FEET, THENCE NORTH 1 DEGREE EAST 98.4 FEET, THENCE SOUTH 86 DEGREES EAST 92 FEET, THENCE NORTH 27 DEGREES 30 MINUTES EAST 42 FEET TO THE BEGINNING. THE ABOVE DESCRIBED LAND IS LOCATED IN LOT 8 ABOVE MENTIONED AND FRACTIONAL BLOCK 13, CEASARS ADDITION TO EVANSVILLE, SITUATED IN RANDOLPH COUNTY, ILLINOIS.

07-13-451-004

**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**

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

206 WINTERBERRY DR  
 Street address (after sale)  
 BELLEVILLE  
 City  
 IL  
 State  
 62220-2743  
 ZIP

618-534-2462  
 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**

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

PO BOX 91  
 Street address (after sale)  
 NASHVILLE  
 City  
 IL  
 State  
 62263-0091  
 ZIP

618-534-2462  
 Buyer'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.

Mail tax bill to:



Declaration ID: 20220907945700  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0022

SEAN DEES PO BOX 91 NASHVILLE IL 62263-0091  
 Name or company Street address City State ZIP

USA  
 Country

**Preparer Information**

GARY UNVERFEHRT - BARKAU & UNVERFEHRT, P.C.

Preparer and company name 239 E SAINT LOUIS ST Street address  
 bu244@sbcglobal.net Preparer's email address (if available)  
 Preparer's file number (if applicable) NASHVILLE City  
 618-327-4301 Preparer's daytime phone  
 Escrow number (if applicable) IL 62263-1702 State ZIP  
 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	079	38	R		
	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	2050			
	Buildings	11,225			
	Total	13,275			
3	Year prior to sale 2021				
4	Does the sale involve a mobile home assessed as real estate? Yes No				
5	Comments Due to 1/2 Int.				
Illinois Department of Revenue Use			Tab number		



Declaration ID: 20220907945700

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

0022

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### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JAMEE AHLERS	206 WINTERBERRY DR	BELLEVILLE		62220		

### Additional Buyers Information



RECORDED

01/17/2023 03:15 PM Pages: 3



## PTAX-203 Illinois Real Estate Transfer Declaration

**2023R00138**

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.90
RECORDING FEE	31.15
STATE STAMP FEE	202.50
COUNTY STAMP FEE	101.25
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>374.75</b>

**Step 1: Identify the property and sale information.****1 PAUL DRIVE**

Street address of property (or 911 address, if available)

**EVANSVILLE**

City or village

**62242-0000**

ZIP

**T5S R7W**

Township

**2** Enter the total number of parcels to be transferred.**3** Enter the primary parcel identifying number and lot size or acreage**10-044-013-00**

Primary PIN

**40.00**Lot size or  
acreage

Acres

No

Split  
Parcel**4** Date of instrument:**1/5/2023**

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

  Land/lot only  Residence (single-family, condominium, townhome, or duplex)  Mobile home residence  Apartment building (6 units or less) No. of units: **0**  Apartment building (over 6 units) No. of units: **0**  Office  Retail establishment  Commercial building (specify):  Industrial building  Farm  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  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 11 202,500.00  
**12a** Amount of personal property included in the purchase 12a 0.00



**Declaration ID:** 20221207922468  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

0138

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			202,500.00
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. <b>This is the net consideration subject to transfer tax.</b>	17			202,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			405.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			202.50
20	County tax stamps — multiply Line 18 by 0.25.	20			101.25
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			303.75

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

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

ALSO

THE PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, LOCATED WEST OF PAUL ROAD, EVANSVILLE, ILLINOIS.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED. ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING LINES AND RESTRICTIONS OF RECORD.

08-30-400-003; 08-29-300-005

**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**

CARL L. GROSS, TRUSTEE OF THE CARL L. GROSS REVOCABLE TRUST DATED JULY 11, 2016

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 6920 PAUL RD \_\_\_\_\_ EVANSVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62242-2154  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 618-853-2678 \_\_\_\_\_  
 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**

KURT G. COWELL, TRUSTEE OF THE KURT G. COWELL DECLARATION OF TRUST DATED JANUARY 24, 2022

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 7541 LL RD \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-2521  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 618-521-8573 \_\_\_\_\_  
 Buyer'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.





Declaration ID: 20221207922468  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0138

**Mail tax bill to:**

KURT G. COWELL, TRUSTEE OF THE KURT G. COWELL DECLARATION OF TRUST DATED JANUARY 24, 2022  
 7541 LL RD  
 Street address  
 RED BUD  
 City  
 IL  
 State  
 62278-2521  
 ZIP  
 USA  
 Country

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES  
 Preparer and company name  
 205 E MARKET ST  
 Street address  
 cooperlieferlaw@gmail.com  
 Preparer's email address (if available)  
 RED BUD  
 City  
 IL  
 State  
 62278-1525  
 ZIP  
 618-282-3866  
 Preparer's daytime phone  
 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**

1 079 37 F  
 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 13780  
 Buildings \_\_\_\_\_  
 Total 13780

3 Year prior to sale 2022

4 Does the sale involve a mobile home assessed as real estate? \_\_\_ Yes  No

5 Comments \_\_\_\_\_

Illinois Department of Revenue Use	Tab number
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**Declaration ID:** 20221207922468  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

0138

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**Additional parcel identifying numbers and lot sizes or acreage**

<u>Property index number (PIN)</u>	<u>Lot size or acreage</u>	<u>Unit</u>	<u>Split Parcel?</u>
10-043-007-00	22	Acres	Yes

**Personal Property Table**



Declaration ID: 20221207922468

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

0138

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### Additional Sellers Information

<u>Seller's name</u>	<u>Seller's address (after sale)</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>	<u>Seller's phone</u>	<u>Country</u>
THOMAS M. GROSS AND DIANE M. GROSS, CO-TRUSTEES UNDER THE GROSS FAMILY TRUST DATED THE 16TH DAY OF OCTOBER, 2018	1127 AUSTIN DRIVE	RED BUD	IL	622780000	6182823866	USA

### Additional Buyers Information



RECORDED

01/17/2023 02:22 PM Pages: 3



## PTAX-203 Illinois Real Estate Transfer Declaration

**2023R00132**  
 MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GISTREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	163.00
COUNTY STAMP FEE	\$1.50
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>315.50</b>

### Step 1: Identify the property and sale information.

1 6552 PAUL DR  
 Street address of property (or 911 address, if available)  
EVANSVILLE 62242-0000  
 City or village ZIP

T5S R7W  
 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>10-044-010-50</u>	<u>0.51</u>	Acres	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/13/2023  
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  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: 0
- e  Apartment building (over 6 units) No. of units: 0
- f  Office
- g  Retail establishment
- h  Commercial building (specify):
- i  Industrial building
- j  Farm
- k  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: DET. 8/13/2022 <sup>DATE</sup> <sup>DATE</sup>  
 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 6,000.00
  - 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>163,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20221207913131  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0132

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			163,000.00
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			163,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			326.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			163.00
20	County tax stamps — multiply Line 18 by 0.25.	20			81.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			244.50

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

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE RUNNING WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 630 FEET TO THE BEGINNING POINT OF THE LAND HEREIN CONVEYED; THENCE FROM SAID BEGINNING POINT RUNNING DUE SOUTH 145 1/4 FEET; THENCE DUE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 150 FEET; THENCE DUE NORTH 145 1/4 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE PLACE OF BEGINNING. ALSO TO BE CONVEYED TO THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF LAYING, MAINTAINING AND OPERATING A PIPELINE TO BE USED FOR TRANSPORTING WATER. THE RIGHT OF WAY AND EASEMENT WILL BE TWENTY (20) FEET WIDE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TWENTY (20) FOOT WIDE EASEMENT RUNNING WEST TO EAST ALONG THE SOUTH LINE OF A PUBLIC THOROUGHFARE KNOWN AS PAUL DRIVE, SAID TWENTY (20) FOOT EASEMENT BEING THE NORTH 20 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30 IN TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, EXCEPT THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE RUNNING WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 630 FEET TO THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; THENCE FROM SAID BEGINNING POINT RUNNING DUE SOUTH 145 1/4 FEET; THENCE DUE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 150 FEET; THENCE DUE NORTH 145 1/4 FEET, TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE PLACE OF BEGINNING. SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

08-30-300-007

**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**

RICHARD E. AND TONIA M. SELLERS

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
1007 LIBERTY ST	EVANSVILLE	IL	62242-1813
Street address (after sale)	City	State	ZIP
618-979-5591	USA		
Seller's daytime phone	Country		
Phone extension			

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it



Declaration ID: 20221207913131  
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State/County Stamp: Not Issued

0132

is true, correct, and complete.

**Buyer Information**

KARRI K.M. AND THOMAS M.J. FRAZIER

Buyer's or trustee's name: KARRI K.M. AND THOMAS M.J. FRAZIER  
 Buyer's trust number (if applicable - not an SSN or FEIN):  
 6552 PAUL RD Street address (after sale) EVANSVILLE City IL State 62242-2140 ZIP  
 618-826-2515 Buyer'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.

**Mail tax bill to:**

KARRI K.M. AND THOMAS M.J. FRAZIER Company 6552 PAUL RD Street address EVANSVILLE City IL State 62242-2140 ZIP  
 USA Country

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES Preparer and company name F-1538 Escrow number (if applicable)  
 205 E MARKET ST Street address RED BUD City IL State 62278-1525 ZIP  
 cooperlieferlaw@gmail.com Preparer's email address (if available) 618-282-3866 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**

1 079 37 R  
 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 975  
 Buildings 29910  
 Total 30885

3 Year prior to sale 2022  
 4 Does the sale involve a mobile home assessed as real estate? Yes No   
 5 Comments  
EXT. REMODELING BET. 1ST SALE  
AUG. 2022 + CURRENT SALE  
JAN. 2023.

Illinois Department of Revenue Use

Tab number



Declaration ID: 20230107930637  
 Status: Closing Completed  
 Document No.: Not Recorded

9

State/County Stamp: Not Issued  
 DocId:8167092  
 Tx:4155321



RECORDED

01/31/2023 02:40 PM Pages: 3



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**2023R00289**

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

**Step 1: Identify the property and sale information.**

1 9548 SCHULINE RD  
 Street address of property (or 911 address, if available)  
SPARTA 62286-0000  
 City or village ZIP  
T5S R6W  
 Township

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	25.00
COUNTY STAMP FEE	12.50
RHSPC	9.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>108.50</b>

2 Enter the total number of parcels to be transferred. 1  
 3 Enter the primary parcel identifying number and lot size or acreage

<u>06-033-007-00</u>	<u>0.5</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

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): \_\_\_\_\_

4 Date of instrument: 1/31/2023  
 Date  
 5 Type of instrument (Mark with an "X."):  Warranty deed  
 Quit claim deed     Executor deed     Trustee deed  
 Beneficial interest     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>13,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

- 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 checked="" type="checkbox"/> | <input checked="" 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: <u>0</u>            |
| e <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (over 6 units) No. of units: <u>0</u>               |
| 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 type="checkbox"/>            | <input type="checkbox"/> Farm   |
| k <input type="checkbox"/>            | <input type="checkbox"/> Other (specify): _____   |

**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>25,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20230107930637  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0289

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		25,000.00	
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. <b>This is the net consideration subject to transfer tax.</b>	17		25,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		50.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		25.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		12.50	
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		37.50	

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

THE WEST 132 FEET OF THE EAST 679 FEET OF THE NORTH 165 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

09-20-226-024

**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**

KATHY M. SPEAKMAN  
 Seller's or trustee's name  
 Seller's trust number (if applicable - not an SSN or FEIN)

9548 SCHULINE RD SPARTA IL 62286-3840  
 Street address (after sale) City State ZIP

618-826-2515 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**

JEROME A. KERN, JR.  
 Buyer's or trustee's name  
 Buyer's trust number (if applicable - not an SSN or FEIN)

9548 SCHULINE RD SPARTA IL 62286-3840  
 Street address (after sale) City State ZIP

618-363-6348 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:**

JEROME A. KERN, JR. 9548 SCHULINE RD SPARTA IL 62286-3840  
 Name or company Street address City State ZIP

USA  
 Country





Declaration ID: 20230107930637  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

0289

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
205 E MARKET ST	RED BUD	IL	62278-1525
Street address	City	State	ZIP
cooperlieferlaw@gmail.com	618-282-3866		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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079 36 R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2022</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale.  Land <u>1305</u> Buildings <u>7295</u> Total <u>8600</u>	4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 5 Comments
Illinois Department of Revenue Use	Tab number