



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 801 VALLEY

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

CHESTER

62233-0000

City or village

ZIP

T7S 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

18-082-007-00

0.11

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 12/26/2024
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: _____
- 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): _____

State/County Stamp:

2025R00011

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	62.00
COUNTY STAMP FEE	31.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	173.00

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 62,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20241207967268
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00011

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			62,000.00
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			62,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			124.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			62.00
20	County tax stamps — multiply Line 18 by 0.25.	20			31.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			93.00

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

FORTY-FIVE (45) FEET OFF THE SOUTHWESTERLY SIDE OF LOT 6 IN BLOCK 25 OF SERVANT'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, SAID FORTY-FIVE (45) FEET BEING RECTANGULAR IN FORM AND RUNNING BACK OF A UNIFORM WIDTH THE FULL LENGTH OF SAID LOT.

17-24-136-004

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

MARK G. ROEHRKASSE

Seller's or trustee's name
9646 HIGHWAY B
Street address (after sale)
618-555-1212
Seller's daytime phone
PERRYVILLE
City
MO
State
63775-5765
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.

Buyer Information

MARIO LOPEZ ROBLERO

Buyer's or trustee's name
620 HARRISON ST
Street address (after sale)
618-497-0225
Buyer's daytime phone
CHESTER
City
IL
State
62233-1937
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.

Mail tax bill to:

MARIO LOPEZ ROBLERO
Name or company
620 HARRISON ST
Street address
CHESTER
City
IL
State
62233-1937
ZIP
USA
Country

Preparer Information



Declaration ID: 20241207967268
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00011

ARBEITER LAW OFFICES/SW

Preparer and company name

1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

Escrow number (if applicable)

IL

State

62233-1657

ZIP

618-826-2369

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 48 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

Buildings

Total

2395

17715

18685

3 Year prior to sale 2023

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: 20241207967268

Status: Closing Completed
Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00011

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
MELINDA J. ROEHRKASSE	8646 HIGHWAY B	PERRYVILLE	MO	637750000	5555551212	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ALICIA PEREZ	620 HARRISON ST	CHESTER	IL	622330000	6184970238	USA



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 5419 RILEY LAKE RD

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

ELLIS GROVE

62241-0000

City or village

ZIP

T6S 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

11-019-011-00

1.16

Acres

No

Primary PIN

Lot size or
acreage 26

Unit

Split
Parcel4 Date of instrument: 12/31/2024
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: _____
- 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 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 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 25,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20241207979231

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 B00013

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			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. This is the net consideration subject to transfer tax.	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. This is the total amount of transfer tax due	21			37.50

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

ALL OF THE GRANTOR'S UNDIVIDED ONE-HALF INTEREST, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTH 1071.68 FEET TO A POINT, WHICH IS THE BEGINNING POINT OF THE LAND HEREIN CONVEYED; THENCE NORTH 84°30' WEST 235 FEET; THENCE NORTH 84°30' WEST 235 FEET; THENCE NORTH 155.3 FEET; THENCE SOUTH 84°30' EAST 235 FEET; THENCE SOUTH 155.30 FEET, TO THE PLACE OF BEGINNING, CONTAINING .83 ACRES, MORE OR LESS, AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

ALSO, BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTH 1,226.98 FEET TO A POINT, WHICH IS THE BEGINNING POINT OF THE LAND HEREIN CONVEYED; THENCE NORTH 84°30' WEST 235 FEET; THENCE NORTH 60 FEET; THENCE SOUTH 84°30' EAST 235 FEET; THENCE SOUTH 60 FEET TO THE PLACE OF BEGINNING AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

13-18-300-012

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

PAUL SHUBERT

Seller's or trustee's name

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

6605 MIRAGRANDE DR

Street address (after sale)

LAS VEGAS

City

NV

State

89108-5544

ZIP

702-645-8875

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

JEFFREY A. SUHRE

Buyer's or trustee's name

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

5419 RILEY LAKE RD

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1417

ZIP

618-615-6796

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20241207979231
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00013

☒ 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:

JEFFREY A. SUHRE 5419 RILEY LAKE RD ELLIS GROVE IL 62241-1417
Name or company Street address City State ZIP

USA
Country

Preparer Information

PAIGE WELGE - ARBEITER LAW OFFICES

Preparer and company name 1019 STATE ST
Street address
rwa@arbeiterlaw.com
Preparer's email address (if available)
Preparer's file number (if applicable) CHESTER
City
618-826-2369
Preparer's daytime phone
Escrow number (if applicable) IL 62233-1657
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	43	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	1340				
	Buildings	35100				
	Total	36440				
3	Year prior to sale 2023					
4	Does the sale involve a mobile home assessed as real estate? Yes No					
5	Comments					
Illinois Department of Revenue Use				Tab number		



RECORDED

01/02/2025 10:53 AM Pages: 2



PTAX-203

Illinois Real Estate
Transfer Declaration

2025R00014

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	125.00
COUNTY STAMP FEE	62.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 267.50

Step 1: Identify the property and sale information.

1 711 E GRANT ST

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. 2

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

16-035-018-00

0.57

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 12/20/2024
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: _____
- 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): CUSTOM AUTO FINISHING

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): PAY OFF CONTRACT FOR DEED
- 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	125,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241207970034
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00014

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			125,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			125,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			250.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			125.00
20	County tax stamps — multiply Line 18 by 0.25.	20			62.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			187.50

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

LOTS 2, 3, AND 4 OF BLOCK 9 OF JOHN J. WOODSIDE'S ADDITION TO THE TOWN NOW VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST, OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

SUBJECT TO THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD ON PART OF SAID BLOCK 9.

TOGETHER WITH THE NORTH ½ OF VACATED GRANT STREET LYING ADJACENT TO THE ABOVE DESCRIBED TRACT AS DESCRIBED IN ORDINANCE NO. 376-00 DATED JULY 5, 2000 AND FILED IN BOOK 598, PAGE 591 IN THE LAND RECORDS OF RANDOLPH COUNTY, ILLINOIS.

EXCEPTING FROM ALL OF THE ABOVE DESCRIBED REAL ESTATE THE COAL THEREUNDER, 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, ALL THAT PART OF LOTS 5 AND 6, BLOCK 8 OF JOHN J. WOODSIDE'S ADDITION TO THE TOWN, NOW VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, LYING NORTH OF THE RIGHT OF WAY OF ILLINOIS ROUTE 13, TOGETHER WITH SOUTH ½ OF VACATED GRANT STREET LYING ADJACENT TO THE ABOVE DESCRIBED TRACT DESCRIBED IN ORDINANCE NO. 376-00, DATED JULY 5, 2000 AND FILED IN BOOK 598, PAGE 591 IN THE LAND RECORDS OF RANDOLPH COUNTY, ILLINOIS.

EXCEPTING THEREFROM ALL THE COAL AND OTHER MINERALS UNDERLYING THE AFORESAID TRACT.

04-13-254-001; 04-13-210-003

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

ANTHONY S. STANFILL

Seller's or trustee's name

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

7400 TRUMAN RD
Street address (after sale)

COULTERVILLE
City

IL
State

62237-2806
ZIP

618-449-1500
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

NATHAN L. GIBSON

Buyer's or trustee's name

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



Declaration ID: 20241207970034
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00014

7783 WASHINGTON ST
Street address (after sale)

OAKDALE
City

IL
State

62268-1703
ZIP

618-973-2812

☒ 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:

NATHAN L. GIBSON
Name or company

7783 WASHINGTON ST
Street address

OAKDALE
City

IL
State

62268-1703
ZIP

Preparer Information

ARBEITER LAW OFFICES

Preparer and company name

1019 STATE ST
Street address

Preparer's file number (if applicable)

CHESTER
City

IL
State

62233-1657
ZIP

rwa@arbeiterlaw.com
Preparer's email address (if available)

618-826-2369
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 31 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 sale.

Land 5310
Buildings 18400
Total 22030

3 Year prior to sale 2023

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: 20241207970034
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00014

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
16-035-013-00	0.07	Acres	No

Personal Property Table



Declaration ID: 20241207970034

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00014

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
KIMBERLY GIBSON	7783 WASHINGTON ST	OAKDALE	IL	622680000		USA



Declaration ID: 20241207983972
 Status: Closing Completed
 Document No.: Not Recorded

State/County Stamp: Not Issued

RECORDED

01/02/2025 11:57 AM Pages: 3

2025R00018

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 510 S PARK AVE

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S 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

17-063-002-00

0.27

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 12/30/2024
Date

5 Type of instrument (Mark with an "X."): Warranty deed

Quit claim deed

Executor deed

X Trustee deed

Beneficial interest

Other (specify):

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

7 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a Land/lot only

b X X 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):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
STATE STAMP FEE	128.00
COUNTY STAMP FEE	64.00
TOTAL:	272.00

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

11 128,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20241207983972

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00018

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			128,000.00
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			128,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			256.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			128.00
20	County tax stamps — multiply Line 18 by 0.25.	20			64.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			192.00

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

BEGINNING AT THE NORTHEAST CORNER OF LOT SEVEN (7), BLOCK TWO (2) OF "GEORGE A. DYHER'S FIRST SUBDIVISION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, BEING A SUBDIVISION OUT OF PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION SIXTEEN (16), TOWNSHIP SIX (6) SOUTH, RANGE FIVE (5) WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS" AS SHOWN BY PLAT DATED JUNE 1, 1936, RECORDED JUNE 2, 1936, IN PLAT BOOK "G" ON PAGE 27 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE EAST 60 FEET OF THE EAST SIDE OF PARK AVENUE; THENCE SOUTH ALONG THE EAST SIDE OF PARK AVENUE 218.5 FEET TO THE PLACE OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE EAST 178.4 FEET; THENCE SOUTH 66.5 FEET; THENCE WEST 178.4 FEET TO THE EAST LINE OF PARK AVENUE; THENCE NORTH AND ALONG THE EAST LINE OF PARK AVENUE 66.5 FEET TO THE PLACE OF BEGINNING, LYING WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS.

EXCEPTING COAL, OIL GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY. SITUATED IN THE COUNTY OF RANDOLPH AND THE STATE OF ILLINOIS.

15-16-403-026

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 L. WALTERMATE, AS SUCCESSOR TRUSTEE OF THE WILMA WALTERMATE DECLARATION OF TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
4239 ROCKCASTLE RD	STEELEVILLE	IL	62288-2837
Street address (after sale)	City	State	ZIP
618-443-7288	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

LINDSAY PARKER AND BRENDEN PARKER

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
510 S PARK AVE	STEELEVILLE	IL	62288-2112
Street address (after sale)	City	State	ZIP
618-615-3791	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.



Declaration ID: 20241207983972
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00018

Mail tax bill to:

LINDSAY PARKER AND BRENDEN PARKER
Name or company
510 S PARK AVE
Street address
STEELEVILLE
City
IL
State
62288-2112
ZIP

Preparer Information

STEPHANIE ROBISON - TOWN & COUNTRY TITLE

Preparer and company name
221 W POINTE DR STE 1
Street address
steph@tctitle.tv
Preparer's email address (if available)
Preparer's file number (if applicable)
2454973
Escrow number (if applicable)
SWANSEA
City
IL
State
62226-8306
ZIP
618-233-5300
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 41 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 3585
Buildings 23020
Total 25095

3 Year prior to sale 2023

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: 20241207983131
 Status: Closing Completed
 Document No.: Not Recorded

State/County Stamp: Not Issued

RECORDED

01/02/2025 11:58 AM Pages: 3

2025R00021

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 211 CHANNING

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

CHESTER 62233-0000

City or village ZIP

T7S 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

Primary PIN	Lot size or acreage	Acres	No
18-078-001-00	0.12		
		Unit	Split Parcel

4 Date of instrument: 12/27/2024
Date

5 Type of instrument (Mark with an "X"):

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

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____

<input type="checkbox"/> Demolition/damage	<input type="checkbox"/> Additions	<input type="checkbox"/> Major remodeling
<input type="checkbox"/> New construction	<input type="checkbox"/> Other (specify): _____	

10 Identify only the items that apply to this sale.

- | | | | |
|---|-------------------------------------|--|--------------------------------|
| a | <input type="checkbox"/> | Fulfillment of installment contract | year contract initiated: _____ |
| b | <input type="checkbox"/> | Sale between related individuals or corporate affiliates | |
| c | <input type="checkbox"/> | Transfer of less than 100 percent interest | |
| d | <input type="checkbox"/> | Court-ordered sale | |
| e | <input type="checkbox"/> | Sale in lieu of foreclosure | |
| f | <input type="checkbox"/> | Condemnation | |
| g | <input type="checkbox"/> | Short sale | |
| h | <input type="checkbox"/> | Bank REO (real estate owned) | |
| i | <input type="checkbox"/> | Auction sale | |
| j | <input type="checkbox"/> | Seller/buyer is a relocation company | |
| k | <input type="checkbox"/> | Seller/buyer is a financial institution or government agency | |
| l | <input type="checkbox"/> | Buyer is a real estate investment trust | |
| m | <input type="checkbox"/> | Buyer is a pension fund | |
| n | <input type="checkbox"/> | Buyer is an adjacent property owner | |
| o | <input type="checkbox"/> | Buyer is exercising an option to purchase | |
| p | <input type="checkbox"/> | Trade of property (simultaneous) | |
| q | <input type="checkbox"/> | Sale-leaseback | |
| r | <input checked="" type="checkbox"/> | Other (specify): ARM'S LENGHT | |
| s | <input type="checkbox"/> | 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: 20241207983131
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00021

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. This is the net consideration subject to transfer tax.	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. This is the total amount of transfer tax due	21			30.00

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

LOT 4 IN BLOCK 8 OF SERVANT'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED MAY 22, 1872 AND RECORDED MAY 23, 1872 IN PLAT BOOK "C" AT PAGE 94 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

17-24-211-001

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

DERRICK L. DOWNEY

Seller's or trustee's name

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

101 MILL ST
Street address (after sale)

CHESTER
City

IL
State

62233-1838
ZIP

618-615-9848

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

MARIA ELENA CHAIRES RAFAEL

Buyer's or trustee's name

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

919 LEHMEN DR
Street address (after sale)

CHESTER
City

IL
State

62233-1265
ZIP

618-317-8919

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:

MARIA ELENA CHAIRES RAFAEL
Name or company

919 LEHMEN DR
Street address

CHESTER
City

IL
State

62233-1265
ZIP

USA
Country



Declaration ID: 20241207983131
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00021

Preparer Information

CLAUDIA LOAISIGA - CLOSELINE LLC

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
702 KING FARM BLVD STE 155	ROCKVILLE	MD 20850-6191
Street address	City	State ZIP
asala@closeline.com	314-469-7070	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 48 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	2200
Buildings	9430
Total	11630

3 Year prior to sale 2023

4 Does the sale involve a mobile home assessed as real estate? _____ Yes ☒ 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 5383 YORK RD

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

ELLIS GROVE

62241-0000

City or village

ZIP

T6S 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

11-013-015-00

10.9

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 12/20/2024
Date

5 Type of instrument (Mark with an "X."): X Warranty deed
 Quit claim deed Executor deed Trustee 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

a Land/lot only

b Residence (single-family, condominium, townhome, or duplex)

c X 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 X 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 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

11 100,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107984903
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00025

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	100,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	100,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	200.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	100.00
20	County tax stamps — multiply Line 18 by 0.25.	20	50.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	150.00

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

SEE LEGAL ATTACHED HERETO.

13-14-400-010

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

ARLENE WESTERMAN

Seller's or trustee's name

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

5383 YORK RD

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1919

ZIP

618-615-6633

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

SHERRY ROCHE

Buyer's or trustee's name

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

5350 YORK RD

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1918

ZIP

618-774-2849

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:

SHERRY ROCHE

Name or company

5350 YORK RD

Street address

ELLIS GROVE

City

IL

State

62241-1918

ZIP

USA

Country

Preparer Information

ASHLEY WAGNER - RANDOLPH COUNTY CLERK AND RECORDER

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)



Declaration ID: 20250107984903
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00025

1 TAYLOR ST RM 202

Street address

CHESTER

City

IL

State

62233-1970

ZIP

awagner@randolphcountyil.gov

Preparer's email address (if available)

618-826-5000

Preparer's daytime phone

117

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 43 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 2545
Buildings 15885
Total 18400

3 Year prior to sale 2023

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: 20250107984903

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R000055

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MATTHEW D. ROCHE	5350 YORK ROAD	ELLIS GROVE	IL	622410000		USA



PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.
For electronic filing information, visit the [MyDec Helpful Resource page](#).

Step 1: Identify the property and sale information.

1 5383 York Road
Street address of property (or 911 address, if available)
Ellis Grove, IL 62241
City or village ZIP
6 South
Township

2 Enter the total number of parcels to be transferred. _____
3 Enter the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a <u>11-013-015-00</u>	<u>10.9 ±</u>
b _____	_____
c _____	_____
d _____	_____

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

4 Date of instrument: 1 2 / 2 0 2 4
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 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 _____	Land/lot only
b _____	Residence (single-family, condominium, townhome, or duplex)
c <u>X</u> _____	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 <u>X</u> _____	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
12a Amount of personal property included in the purchase
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.
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11
15 Outstanding mortgage amount to which the transferred real property remains subject
16 If this transfer is exempt, use an "X" to identify the provision.
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).
19 Illinois tax stamps — multiply Line 18 by 0.50.
20 County tax stamps — multiply Line 18 by 0.25.
21 Add Lines 19 and 20. This is the total amount of transfer tax due.

11	\$	<u>100,000</u>
12a	\$	<u>0</u>
12b		Yes <u>X</u> No
13	\$	<u>100,000</u>
14	\$	<u>0</u>
15	\$	<u>0</u>
16		b _____ k _____
17	\$	<u>100,000</u>
18		<u>200</u>
19	\$	<u>100</u>
20	\$	<u>50</u>
21	\$	<u>150.00</u>

e/County Stamp
DocId:8183086
Tx:4167431
RECORDED

01/02/2025 01:40 PM Pages: 3

2025R00025

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

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	100.00
COUNTY STAMP FEE	50.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	230.00

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: _____ / _____ / _____
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 X _____ 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 \$ _____
2 Senior Citizens \$ _____
3 Senior Citizens Assessment Freeze \$ _____

Step 3: Enter 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 enter additional property index numbers, lots sizes or acreage from Step 1, Line 3.

See attached legal description

13-14-400-010

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.)

Arlene M. Westerman

Seller's or trustee's name

5383 York Road

Street address (after sale)

Arlene M. Westerman

Seller's or agent's signature

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

Ellis Grove

Illinois 62241

City

State

ZIP

(618) 615-6633

Seller's daytime phone

Buyer Information (Please print.)

Sherry L. Roche and Matthew D. Roche

Buyer's or trustee's name

5350 York Road

Street address (after sale)

Sherry L. Roche Matthew D. Roche

Buyer's or agent's signature

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

Ellis Grove

Illinois 62241

City

State

ZIP

(618) 774-2849

Buyer's daytime phone

Mail tax bill to:

Sherry L. Roche and Matthew D. Roche, 5350 York Rd., Ellis Grove, IL 62241

Name or company

Street address

City

State

ZIP

Preparer Information (Please print.)

Law Office of Beth M. Heaton

Preparer's and company's name

815 S. St. Louis street

Street address

Beth M. Heaton

Preparer's signature

bethheatonlawoffice@frontier.com

Preparer's e-mail address (if available)

Preparer's file number (if applicable)

Sparta

Illinois 62286

City

State

ZIP

(618) 443-4241

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 *079-43-E*
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 *2545*
Buildings *15855*
Total *18400*

3 Year prior to sale *2023*

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

5 Comments

Illinois Department of Revenue Use

Tab number



2025 R00025

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter of Section 14, in Township 6 South, Range 7 West of the Third Principal Meridian, in Randolph County, Illinois, described as follows:

Beginning at an iron pin at the Northeast corner of the Southwest of the Southeast Quarter of Section 14, Township 6 South, Range 7 West of the Third Principal Meridian, in Randolph County, Illinois; thence Southerly along the East line of said Southwest Quarter of the Southeast Quarter 306.0 feet to an iron pin; thence Westerly with a deflection angle of 90° 16' parallel with the North line of said Southwest Quarter of the Southeast Quarter 841.9 feet to an iron pin; thence Northerly with a deflection angle of 04° 35' parallel with the West line of said Southwest Quarter of the Southeast Quarter of the Southeast Quarter; thence Easterly with a deflection angle of 89° 55' 25" along said North line 840.0 feet to the point of beginning.

EXCEPT coal, 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.

and

Part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 7 West of the Third Principal Meridian, Randolph County, Illinois, described as follows:

Commencing at an iron pin at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 7 West of the Third Principal Meridian, Randolph County, Illinois; thence Southerly along the East line of said Southwest Quarter of the Southeast Quarter, 306.0 feet to an iron pin for a point of beginning of herein described tract; thence continuing Southerly on the last described course along said East line of the Southwest Quarter of the Southeast Quarter, 258.5 feet; thence Westerly with a deflection angle of 90° 16' parallel with the North line of said Southwest Quarter of the Southeast Quarter 843.4 feet; thence Northerly with a deflection angle of 90° 04' 35" parallel with the West line of said Southwest Quarter of the Southeast Quarter 258.5 feet to an iron pin; thence Easterly with a deflection angle of 89° 55' 25" parallel with said North line of the Southwest Quarter of the Southeast Quarter, 841.9 feet to the point of beginning.

also

An easement appurtenant for the benefit of the above described real estate, the right to use for domestic purposes the water from the spring located in the Northwesterly part of the following described real estate, to-wit: Commencing at an iron pin at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 7 West of the Third Principal Meridian, Randolph County, Illinois; thence Southerly along the East line of said Southeast Quarter of the Southeast Quarter 564.5 feet for a point of beginning of herein described tract; thence continuing Southerly on the last described course along said East line, 755.5 feet to an iron pin at the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence Westerly with a deflection angle of 89° 42' along the South line of said Southwest Quarter of the Southeast Quarter, 848.0 feet to an iron pin; thence Northerly with a deflection angle of 90° 38' 35" parallel with the West line of said Southwest Quarter of the Southeast Quarter, 763.9 feet to a point which is the Southwest corner of the above described real estate; thence Easterly with a deflection angle of 89° 55' 25" parallel with the North line of said Southwest Quarter of the Southeast Quarter 843.4 feet to the point of beginning; with the additional right to enter the above described real estate to lay, repair, and maintain water pipes to and from said spring in the most economically feasible, direct route from said spring to the above described real estate. Said easement to use said spring to be in common with the grantors, their, executors, administrators, and assigns. This easement is granted on the express condition that the Grantees, their heirs, executors, administrators, or assigns shall fully compensate the Grantors, their heirs, executors, administrators, or assigns for any damage done to the surface of the above described real estate subject to this easement, by reason of laying, repairing or maintaining said water line.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50128017 (6-7-22)

File No.: F-6582



2025R00025



First American Title™

Commitment for Title Insurance
Illinois - 2021 v. 01.00 (07-01-2021)

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.

TAX ID NO: 11-013-015-00
MAP ID NO: 13-14-400-010

NOTE: PARCEL NUMBERS AND MAP NUMBERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50128017 (6-7-22)
File No.: F-6582





PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 799 STRATTON STREET

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

2 Enter the total number of parcels to be transferred. 4

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

Primary PIN	Lot size or acreage	Acres	No
18-034-006-00	.42		
		Unit	Split Parcel

4 Date of instrument: 12/13/2024
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: _____
- 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 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 | 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	15,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241207970829
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00027

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		15,000.00
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		15,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		30.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		15.00
20	County tax stamps — multiply Line 18 by 0.25.	20		7.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		22.50

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

PARCEL 1:

LOTS 36 AND 37, EXCEPT THE NORTHEAST SIDE OF LOT 37 OF GEORGE W. STRATTON'S ADDITION TO THE CITY OF CHESTER, SHOWN BY PLAT THEREOF RECORDED MAY 20, 1846 IN PLAT RECORD "A" AT PAGE 68 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS. LOCATED IN THE TOWNSHIP OF CHESTER, COUNTY OF RANDOLPH, STATE OF ILLINOIS

PARCEL NO: 18-034-006-00 17-24-253-043
PRIOR DEED: 2024R01298
PROPERTY ADDRESS: 799 STRATTON STREET
CHESTER, IL 62233

PARCEL 2:

LOTS 34 AND 35 IN STRATTON'S ADDITION TO THE CITY OF CHESTER, SHOWN BY PLAT THEREOF RECORDED MAY 20, 1846 IN PLAT RECORD "A" AT PAGE 68 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

PARCEL NO: 18-035-007-00 17-24-253-030
PRIOR DEED: 2024R01298
PROPERTY ADDRESS: 799 STRATTON STREET
CHESTER, IL 62233

PARCEL 3:

17-24-253-042 ; 17-24-253-038
PART OF LOT 25 AND PART OF LOT 26 OF GEORGE W. STRATTON'S ADDITION AND PART OF LOTS 5 AND 12 OF HERMAN R. STOLLE'S SUBDIVISION OF LOTS 27, 28, 32 AND 33 OF GEORGE W. STRATTON'S ADDITION, ALL IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF HERMAN R. STOLLE'S SUBDIVISION OF LOTS 27, 28, 32 AND 33 IN GEORGE W. STRATTON'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS AS RECORDED IN PLAT BOOK "B", PAGE 9 OF THE RANDOLPH COUNTY RECORDS WHICH IS ALSO THE SOUTHWEST CORNER OF LOT 26 OF GEORGE W. STRATTON'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "A", PAGE 68 OF THE RANDOLPH COUNTY RECORDS; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 26, 11 FEET; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 90°, 41 FEET; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 90°, 274 FEET TO THE EASTERLY LINE OF LOT 12 OF SAID STOLLE'S SUBDIVISION; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 90°, ALONG SAID EASTERLY LINE OF LOT 12, 30 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 90° ALONG THE NORTHERLY LINES OF LOTS 12 AND 5 OF STOLLE'S SUBDIVISION AND ALONG THE SOUTHERLY LINE OF LOT 34 OF SAID STRATTON'S ADDITION, 214 FEET TO THE SOUTHWEST CORNER OF LOT 34; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 90° ALONG THE EASTERLY LINES OF LOTS 25 AND 26 OF SAID STRATTON'S ADDITION 75 FEET; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 90°, 60 FEET; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 90°, 64 FEET TO THE POINT OF BEGINNING.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration



Declaration ID: 20241207970829
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00027

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

LLOYD A. HANNA

Seller's or trustee's name

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

12142 MURPHYSBORO RD

Street address (after sale)

CAMPBELL HILL

City

IL

State

62916-1000

ZIP

000-000-0000

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

COLIN CANADY

Buyer's or trustee's name

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

799 STRATTON ST

Street address (after sale)

CHESTER

City

IL

State

62233-1724

ZIP

000-000-0000

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:

COLIN CANADY

Name or company

799 STRATTON ST

Street address

CHESTER

City

IL

State

62233-1724

ZIP

USA

Country

Preparer Information

JASON 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

jasoncoffey191@gmail.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 48 R 22
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land

Buildings

Total

4990

4990

3 Year prior to sale 2023

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

5 Comments

2 M. HOMES ON PRIV.
01-4015 & #01-4016



Declaration ID: 20241207970829
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00027

Total Illinois Department of Revenue Use	Tab number



Declaration ID: 20241207970829

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00027

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
✓18-035-007-00	.58	Acres	No
✓18-034-007-50	.10	Acres	No
✓18-037-009-00	.19	Acres	No

Personal Property Table



Declaration ID: 20241207970829

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00027

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
ANGELA HANNA	12142 MURPHYSBORO ROAD	CAMPBELL HILL	IL	629160000	0000000000	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 796 STATE ST

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

CHESTER

62233-0000

City or village

ZIP

T7S 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

18-037-007-00

.53

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

12/13/2024

Date

5 Type of instrument (Mark with an "X"): X Warranty deed

Quit claim deed

Executor deed

Trustee 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

a Land/lot only

b X X 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 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 X Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 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 3,800.00

12a Amount of personal property included in the purchase

12a 0.00

2025R00029

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13		3,800.00
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		3,800.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		8.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		4.00
20 County tax stamps — multiply Line 18 by 0.25.	20		2.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		6.00

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

LOTS 3, 6, AND 11 AND 12 FEET OFF THE SOUTH SIDE OF LOTS 4, 5 AND 12 IN STOLLE'S SUBDIVISION OF LOTS 27, 28, 32 AND 33 IN STRATTON'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS; BEING 54 FEET FRONT OF SPARTA STREET AND RUNNING BACK AT RIGHT ANGLES WITH SAID SPARTA STREET (NOW STATE STREET) TO STRATTON STREET, 428 FEET, SITUATED IN THE COUNTY OF RANDOLPH, IN THE STATE OF ILLINOIS

17-24-253-020

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

JESSIE CANADY

Seller's or trustee's name

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

783 STATE ST
Street address (after sale)

CHESTER
City

IL
State

62233-1637
ZIP

000-000-0000
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

COLIN CANADY

Buyer's or trustee's name

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

796 STATE ST
Street address (after sale)

CHESTER
City

IL
State

62233-1642
ZIP

000-000-0000
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:

COLIN CANADY
Name or company

796 STATE ST
Street address

CHESTER
City

IL
State

62233-1642
ZIP



Declaration ID: 20241207970809
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2625 R00029

Preparer Information

Preparer and company name
JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS
600 STATE ST
Street address

jasoncoffey191@gmail.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

CHESTER

City

IL

State

62233-1634

ZIP

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 48 R 15
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 525
Buildings _____
Total 525

3 Year prior to sale 2023

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

5 Comments

Illinois Department of Revenue Use

Tab number



2025R00037

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	70.00
COUNTY STAMP FEE	35.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 185.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 301 E JENKINS
 Street address of property (or 911 address, if available)
 STEELEVILLE 62288-0000
 City or village ZIP

T6S 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

17-016-013-00	.16	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/2/2025
 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: _____
- 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 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	71	70,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241207976638
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00037

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			70,000.00
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			70,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			140.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			70.00
20	County tax stamps — multiply Line 18 by 0.25.	20			35.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			105.00

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

LOT 4 IN BLOCK 1 IN MORRIS RAILROAD ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED SEPTEMBER 17, 1872, AND RECORDED MARCH 26, 1873, IN PLAT BOOK "C" PAGE 103 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

15-16-208-001

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

GAIL & EDWARD ALFORD

Seller's or trustee's name: _____ Seller's trust number (if applicable - not an SSN or FEIN): _____
508 MAIN ST. EVANSVILLE IN 47708-1632
Street address (after sale) City State ZIP
618-317-1705 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

DANIELLE & KATHY EGGEMEYER

Buyer's or trustee's name: _____ Buyer's trust number (if applicable - not an SSN or FEIN): _____
301 E JENKINS ST. STEELEVILLE IL 62288-1215
Street address (after sale) City State ZIP
618-317-1705 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:

DANIELLE & KATHY EGGEMEYER 301 E JENKINS ST. STEELEVILLE IL 62288-1215
Name or company Street address City State ZIP

Preparer Information

USA
Country



Declaration ID: 20241207976638
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00037

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 41 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	2600
Buildings	17065
Total	19665

3 Year prior to sale 2023

4 Does the sale involve a mobile home assessed as real estate? ____ Yes ☒ 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 1301 ALLENDALE BLVD

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

CHESTER

62233-0000

City or village

ZIP

T7S 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

18-071-004-00

0.24

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

8/24/2021

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 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a Land/lot only

b X X 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 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 : 2021

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 50,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107985773
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00044

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			50,000.00
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			50,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			100.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			50.00
20	County tax stamps — multiply Line 18 by 0.25.	20			25.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			75.00

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

LOT 11 IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST, RANDOLPH COUNTY, ILLINOIS; ALSO A STRIP OF GROUND 5 FEET WIDE OFF OF THE SOUTHWEST SIDE OF LOT 5 OF JULIA E. ALLEN'S SUBDIVISION OF LOT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST AS SHOWN BY PLAT DATED MARCH 13, 1925, AND RECORDED APRIL 28, 1925, IN PLAT RECORD "G" AT PAGE 3 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

17-13-327-013

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 ANTONACCI

Seller's or trustee's name

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

153 MIMOSA DR

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1354

ZIP

618-616-4567

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

CHRISTOPHER OLIVER

Buyer's or trustee's name

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

1301 ALLENDALE BLVD

Street address (after sale)

CHESTER

City

IL

State

62233-1319

ZIP

785-342-0635

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:

CHRISTOPHER OLIVER

Name or company

1301 ALLENDALE BLVD

Street address

CHESTER

City

IL

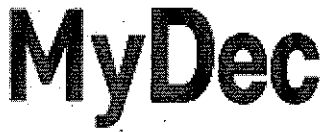
State

62233-1319

ZIP

USA

Country



Declaration ID: 20250107985773
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00044

Preparer Information

RONALD W. ARBEITER/GLK

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 <u>079 47 R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2020</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land <u>2590</u> Buildings <u>20635</u> Total <u>23225</u>	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: 20250107985773

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00044

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
AMANDA ANTONACCI	153 MIMOSA DRIVE	ELLIS GROVE	IL	622410000	6182101830	USA

Additional Buyers Information



Declaration ID: 20250107985171
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

4

4467505
RECORDED
01/09/2025 09:27 AM Pages: 4



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 VACANT LAND CORNER OF E. GRANT AND E. LOCUST

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

COULTERVILLE 62234-0000
City or village ZIP

T4S R5W
Township

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

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

16-043-017-00	5.92	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 12/18/2024
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: _____
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): IDNR, MINES & MINERALS

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
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
STATE STAMP FEE	117.00
COUNTY STAMP FEE	58.50
TOTAL:	255.50

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	116,600.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107985171
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00070

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	116,600.00
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	<input checked="" 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	0.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	0.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	0.00
20	County tax stamps — multiply Line 18 by 0.25.	20	0.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	0.00

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

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN; AND PART OF THE OUT-LOT IN JOHN STEEL'S ADDITION TO THE TOWN, NOW VILLAGE OF COULTERVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT LOCATED 180 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK 3 IN JOHN STEEL'S ADDITION TO THE TOWN, NOW VILLAGE OF COULTERVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS; THENCE NORTH TO THE SOUTHWEST CORNER OF BLOCK 7 IN JOHN J. WOODSIDE'S ADDITION TO THE TOWN, NOW VILLAGE OF COULTERVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS; THENCE EAST TO THE POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF EAST THIRD STREET IN AFORESAID JOHN J. WOODSIDE'S ADDITION; THENCE NORTH ON THE EAST RIGHT OF WAY LINE OF AFORESAID EAST THIRD STREET TO THE POINT OF INTERSECTION WITH AN EXTENSION EAST OF THE SOUTH RIGHT OF WAY LINE OF LOCUST STREET IN AFORESAID JOHN J. WOODSIDE'S ADDITION; THENCE EAST ON THE EXTENSION EAST OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID LOCUST STREET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF S.B. ROUTE 13, FORMERLY S.B. ROUTE 152; THENCE SOUTHEAST ON THE WEST RIGHT OF WAY LINE OF S.B. ROUTE 13, FORMERLY S.B. ROUTE 152, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF RANDOLPH, STATE OF ILLINOIS; THENCE SOUTH ON THE EAST LINE OF AFORESAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13 TO A POINT LOCATED 60 FEET NORTH OF THE NORTHEAST CORNER OF BLOCK 5 IN JOHN STEEL'S ADDITION TO THE TOWN, NOW VILLAGE OF COULTERVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS; THENCE WEST ON THE NORTH RIGHT OF WAY LINE OF THE 60 FOOT STREET IN AFORESAID JOHN STEEL'S ADDITION TO A POINT LOCATED 175 FEET EAST OF THE SOUTHEAST CORNER OF BLOCK 6 IN AFORESAID JOHN STEEL'S ADDITION; THENCE NORTH 120 FEET TO A POINT; THENCE WEST 115 FEET TO THE POINT OF BEGINNING, EXCEPT ALL THE COAL AND OTHER MINERALS UNDERLYING, 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. SITUATED IN RANDOLPH COUNTY, ILLINOIS.

EXCEPTING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE OUT-LOT IN JOHN STEELE'S ADDITION TO THE TOWN, NOW VILLAGE OF COULTERVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT LOCATED 180 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK 3 IN JOHN STEELE'S ADDITION TO THE TOWN, NOW VILLAGE OF COULTERVILLE, AFORESAID COUNTY AND STATE, THENCE CONTINUING NORTH 120 FEET TO A POINT, THENCE EAST 120 FEET TO A POINT, THENCE SOUTH 120 FEET TO A POINT, THENCE WEST 120 FEET TO THE POINT OF BEGINNING, RANDOLPH COUNTY, ILLINOIS. EXCEPT ALL THE COAL AND OTHER MINERALS UNDERLYING, 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, LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 7 IN JOHN J. WOODSIDE'S ADDITION TO THE TOWN, DOW THE VILLAGE OF COULTERVILLE, IN RANDOLPH COUNTY, ILLINOIS, AS SHOWN IN PLAT BOOK "C", PAGE 88, RECORDED DECEMBER 29, 1871, IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS. EXCEPT THE COAL 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.

04-13-261-004 ; 04-13-258-002

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.



Declaration ID: 20250107985171
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00070

Seller Information

ALEX CHRISTOPHER THOMS

Seller's or trustee's name

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

1321 ROOSEVELT RD
Street address (after sale)

COULTERVILLE
City

IL
State

62237-2920
ZIP

618-317-2401

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

ILLINOIS DEPARTMENT OF NATURAL RESOURCES, OFFICE OF REALTY & CAPITAL PLANNING

Buyer's or trustee's name

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

1 NATURAL RESOURCES WAY
Street address (after sale)

SPRINGFIELD
City

IL
State

62702-1271
ZIP

217-524-3758

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:

ILLINOIS DEPARTMENT OF
NATURAL RESOURCES, OFFICE OF
REALTY & CAPITAL PLANNING

1 NATURAL RESOURCES WAY
Street address

SPRINGFIELD
City

IL
State

62702-1271
ZIP

USA

Country

Preparer Information

JODI GARRARD - WHEATLAND TITLE GUARANTY CO

DNR-2024RH-200.0

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

105 W VETERANS PKWY
Street address

YORKVILLE
City

IL
State

60560-1984
ZIP

kgarrard@wheatlandtitle.com

Preparer's email address (if available)

630-723-3226

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 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 5155

Buildings 5155

Total 5155

3 Year prior to sale 2023

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: 20250107985171

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00070

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
16-035-008-00	0.71	Acres	No

Personal Property Table



Declaration ID: 20250107985171

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00070

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
WILLIAM S THOMS	507 E LOCUST ST	COULTERVILLE	IL	622370000	6183172401	USA

Additional Buyers Information

You have successfully released this Declaration back to the Recorder.

Your confirmation number is **1-647-382-192**.

Declaration ID: 20250107985171

Submitted on: 1/9/2025 11:14:50 AM (Central Time)

Request type: Release to Recorder

You may print this page for your records, but the record of this request will also remain available in your account.

If you have questions, please visit our website at **tax.illinois.gov** or call us at **1 844 445-1114**. Reference the confirmation number provided above.



PTAX-203

Illinois Real Estate Transfer Declaration

2025R00071

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	151.50
COUNTY STAMP FEE	75.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	307.25

Step 1: Identify the property and sale information.

1 407 W OSBORN

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-154-002-50

0.22

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

1/8/2025

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 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a Land/lot only

b X X 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 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

11 151,500.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107985892
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00071

Preparer Information

USA
Country

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 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 _____
Buildings _____
Total _____

3 Year prior to sale 2024
4 Does the sale involve a mobile home assessed as real estate? ____ Yes ☒ 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 5812 OHWINE RD
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
13-021-002-00 1.0 Acres No
Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 1/3/2025
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 X X 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):

RECORDED
01/09/2025 10:02 AM Pages: 2

2025R00077

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	90.00
COUNTY STAMP FEE	45.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	215.00

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 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 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	90,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241207972392
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00077

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			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. This is the net consideration subject to transfer tax.	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. This is the total amount of transfer tax due	21			135.00

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

TRACT 1

THE NORTH 200 FEET OF THE WEST 100 FEET OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. SUBJECT TO EASEMENT FOR INGRESS AND EGRESS DATED APRIL 26, 1993 AND RECORDED APRIL 27, 1993, IN BOOK 433, PAGE 674, MADE BY ERICH NAGEL TO ERWIN NAGEL, ET UX.

TRACT 2

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH ON THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 200 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 220 FEET TO A POINT; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 200 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH ON SAID WEST LINE, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

01-14-200-014

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

RYAN L. LUEBKEMANN

Seller's or trustee's name

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

134 OTTS DR

Street address (after sale)

CHESTER

City

IL

State

62233-1156

ZIP

618-713-6804

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

AUSTIN L. DILLOW

Buyer's or trustee's name

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

5812 OHLWINE RD

Street address (after sale)

RED BUD

City

IL

State

62278-2066

ZIP



Declaration ID: 20241207972392
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00077

618-830-8929

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:

AUSTIN L. DILLOW

Name or company

5812 OHLWINE RD

Street address

RED BUD

City

IL

State

62278-2066

ZIP

Preparer Information

ARBEITER LAW OFFICES/SW

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

Street address

CHESTER

City

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

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 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.

3 Year prior to sale 2024

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

5 Comments

Land _____
Buildings _____
Total _____

Illinois Department of Revenue Use

Tab number



Declaration ID: 20241207972392

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R00077

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
BRIE A. DILLOW	5812 OHLWINE	RED BUD	IL	622780000		USA



Declaration ID: 20240807988801
Status: Closing Completed
Document No.: Not Recorded

18
RECORDED
01/13/2025 11:24 AM Pages: 6
State/County Stamp: 2025R00091
MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

416 7544



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 3030 STATE ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-165-020-00

1.03

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 9/1/2024
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: _____
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): SOLAR FIELD

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
STATE STAMP FEE	160.00
COUNTY STAMP FEE	80.00

TOTAL: 320.00

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	799,098.00
12a Amount of personal property included in the purchase	12a	639,278.00



Declaration ID: 20240807988801
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00091

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		159,820.00	
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		159,820.00	
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. This is the total amount of transfer tax due	21		240.00	

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD IRON PIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 100.10 FEET (100.08 FEET RECORD) TO THE SOUTHWESTERLY LINE OF ILLINOIS STATE ROUTE 150, TO AN IRON PIN PREVIOUSLY SET; THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 478.02 FEET (RECORD), TO AN IRON PIN PREVIOUSLY SET, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, ALONG THE SOUTH LINE OF A PARCEL PREVIOUSLY CONVEYED TO BLAIN RICHARD AND MICHAEL GREER BY WILLIAM CRAIG HAVING AN ASSUMED BEARING OF NORTH 82 DEGREES 02 MINUTES 01 SECONDS EAST, A DISTANCE OF 67.58 FEET (RECORD), TO AN IRON PIN PREVIOUSLY SET; THENCE CONTINUING ALONG THE SOUTH LINE OF A PARCEL PREVIOUSLY CONVEYED TO BLAIN RICHARD AND MICHAEL GREER BY WILLIAM CRAIG HAVING AN ASSUMED BEARING OF SOUTH 82 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 262.00 FEET (RECORD), TO AN IRON PIN PREVIOUSLY SET; THENCE CONTINUING ALONG THE SOUTH LINE OF A PARCEL PREVIOUSLY CONVEYED TO BLAIN RICHARD AND MICHAEL GREER BY WILLIAM CRAIG HAVING AN ASSUMED BEARING OF SOUTH 88 DEGREES 28 MINUTES 24 SECONDS EAST, A DISTANCE OF 113.70 FEET, TO A POINT; THENCE SOUTH 07 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 114.45 FEET, TO A POINT; THENCE NORTH 82 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 440.00 FEET, TO SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TO A POINT; THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 HAVING A BEARING OF NORTH 07 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF 83.17 FEET TO THE POINT OF BEGINNING.

18-08-400-033

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

SOUTHERN ILLINOIS SOLAR ENERGY III, INC.

Seller's or trustee's name

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

609 EMBER CREST DR

Street address (after sale)

FAIRVIEW HEIGHTS

City

IL

State

62208-3976

ZIP

618-920-9898

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

HPR CHESTER SOLARS LLC C/O VANTAGE SENIOR CARE, LLC



Declaration ID: 20240807988801
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00091

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
7383 N LINCOLN AVE STE 200 _____ LINCOLNWOOD _____ IL _____ 60712-1749
Street address (after sale) _____ City _____ State _____ ZIP _____
847-676-1700 _____
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:

HPR CHESTER SOLARS LLC C/O 7383 N LINCOLN AVE STE 200 LINCOLNWOOD IL 60712-1749
Name of company _____ Street address _____ City _____ State _____ ZIP _____
VANTAGE SENIOR CARE, LLC
USA _____
Country _____

Preparer Information

ROBERT T. LESAGE III - WARD, MURRAY, PACE & JOHNSON, P.C.

Preparer and company name _____ Preparer's file number (if applicable) _____ Escrow number (if applicable) _____
226 W RIVER ST _____ DIXON _____ IL _____ 61021-3044
Street address _____ City _____ State _____ ZIP _____
lesage@wmpj.com _____ 815-284-8200 _____ 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 47 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 sale.

Land 10905
Buildings 46295
Total 57200

3 Year prior to sale 2023
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: 20240807988801

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00091

Additional parcel identifying numbers and lot sizes or acreage

Personal Property Table

Description of Item	Value	Type of Property
EQUIPMENT	\$639,278.00	Tangible

RECORDED

01/13/2025 11:24 AM Pages: 7

2025R00092

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 3030 STATE ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-165-017-00

1.00

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 9/1/2024
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 onlyb ☐ Residence (single-family, condominium, townhome, or duplex)c ☐ Mobile home residenced ☐ Apartment building (6 units or less) No. of units:e ☒ ☒ Apartment building (over 6 units) No. of units: 10f ☐ Officeg ☐ Retail establishmenth ☐ Commercial building (specify):i ☐ Industrial buildingj ☐ Farmk ☐ 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 affiliatesc ☐ Transfer of less than 100 percent interestd ☐ Court-ordered salee ☐ Sale in lieu of foreclosuref ☐ Condemnationg ☐ Short saleh ☐ Bank REO (real estate owned)i ☐ Auction salej ☐ Seller/buyer is a relocation companyk ☐ Seller/buyer is a financial institution or government
agencyl ☐ Buyer is a real estate investment trustm ☐ Buyer is a pension fundn ☐ Buyer is an adjacent property ownero ☐ Buyer is exercising an option to purchasep ☐ Trade of property (simultaneous)q ☐ Sale-leasebackr ☐ 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 1,471,208.00

12a Amount of personal property included in the purchase

12a 701,208.00



Declaration ID: 20240807989811

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00092

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	770,000.00
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	770,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	1,540.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	770.00
20	County tax stamps — multiply Line 18 by 0.25.	20	385.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	1,155.00

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

CONDOMINIUM UNIT B IN THE MANOR AT CRAIG FARMS CONDOMINIUM, LEGALLY DESCRIBED IN EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 20, 2009, AND RECORDED NOVEMBER 24, 2009, WITH THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, AS DOCUMENT 2009R05452, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH CONDOMINIUM UNIT B IS MORE FULLY DESCRIBED AS:

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT THAT INCLUDES THE EARTHEN MATERIAL ABOVE THE BOTTOM OF THE FOOTINGS AT ELEVATION 136.48 AND THE AIR SPACE BELOW THE FINISHED ROOF AT ELEVATION 164.86, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE FOLLOWING DESCRIBED TRACT:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD IRON PIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 100.10 FEET (100.08 FEET RECORD) TO THE SOUTHWESTERLY LINE OF ILLINOIS STATE ROUTE 150 FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT:

THENCE CONTINUING SOUTHERLY, ALONG SAID WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 478.02 FEET; THENCE NORTHEASTERLY, WITH A DEFLECTION ANGLE OF 105 DEGREES, 35 MINUTES 33 SECONDS (105 DEGREES 47 MINUTES 53 SECONDS RECORD) 67.58 (68 FEET RECORD); THENCE EASTERLY, WITH A DEFLECTION ANGLE OF 15 DEGREES 48 MINUTES 26 SECONDS, 262 FEET; THENCE CONTINUING EASTERLY, WITH DEFLECTION ANGLE OF 6 DEGREES 25 MINUTES 51 SECONDS, TO THE LEFT, 177 FEET; THENCE NORTHEASTERLY, WITH A DEFLECTION ANGLE OF 68 DEGREES 05 MINUTES 55 SECONDS, 298 FEET TO SAID SOUTHWESTERLY LINE OF ROUTE 150; THENCE NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, ALONG SAID SOUTHWESTERLY LINE OF ROUTE 150, 489.49 FEET; THENCE CONTINUING NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 6 DEGREES 05 MINUTES 13 SECONDS, TO THE LEFT, ALONG SAID SOUTHWESTERLY LINE OF ROUTE 150, 72.58 FEET; THENCE CONTINUING NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 4 DEGREES 54 MINUTES 33 SECONDS (4 DEGREES 54 MINUTES 19 SECONDS RECORD), TO THE RIGHT, 40.70 FEET (40.78 FEET RECORD) TO THE POINT OF BEGINNING, CONTAINING 4.846 ACRES (4.849 ACRES RECORD), MORE OR LESS.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE IRON PIN SET PREVIOUSLY AT THE NORTHWEST CORNER OF SAID TRACT:

THENCE ALONG THE WEST LINE OF SAID TRACT AND THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 HAVING AN ASSUMED BEARING OF SOUTH 07 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 478.02 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT, TO AN IRON PIN SET PREVIOUSLY;

THENCE ALONG THE SOUTH LINE OF SAID TRACT HAVING A BEARING OF NORTH 82 DEGREES 02 MINUTES 01 SECONDS EAST, A DISTANCE OF 67.58 FEET (68.00 FEET RECORD), TO AN IRON PIN SET PREVIOUSLY:

THENCE ALONG THE SOUTH LINE OF SAID TRACT HAVING A BEARING OF SOUTH 82 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 99.40 FEET, TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE EXISTING BUILDING, TO AN IRON PIN SET, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING:

THENCE, FROM THE POINT OF BEGINNING, ALONG SAID PROLONGATION OF THE WEST LINE OF THE EXISTING BUILDING HAVING A BEARING OF NORTH 07 DEGREES 54 MINUTES 35 SECONDS EAST, A DISTANCE OF 99.54 FEET, TO THE SOUTHWEST CORNER OF THE EXISTING BUILDING;

THENCE ALONG THE SOUTH LINE OF SAID EXISTING BUILDING HAVING A BEARING OF SOUTH 82 DEGREES 05 MINUTES 25 SECONDS EAST, A DISTANCE OF 360.72 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT, TO AN IRON PIN SET;

THENCE ALONG SAID EAST LINE OF THE TRACT HAVING A BEARING OF SOUTH 23 DEGREES 25 MINUTES 41 SECONDS WEST, A DISTANCE OF 83.02 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT, TO AN IRON PIN SET PREVIOUSLY:

THENCE ALONG THE SOUTH LINE OF SAID TRACT HAVING A BEARING OF NORTH 88 DEGREES 28 MINUTES 24 SECONDS WEST, A DISTANCE OF 177.00 FEET, TO AN IRON PIN SET PREVIOUSLY:

THENCE ALONG THE SOUTH LINE OF SAID TRACT HAVING A BEARING OF NORTH 82 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 162.60 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL ELEVATIONS BEING BASED ON AN ASSUMED ELEVATION 145.16, AT AN IRON PIN SET AND IDENTIFIED, LOCATED



Declaration ID: 20240807989811

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00092

NEAR THE SOUTHEAST CORNER OF THE CONDOMINIUM COMMON AREA.
SAID PARCEL CONTAINING 0.755 ACRES, MORE OR LESS.FOR INFORMATION ONLY:
ADDRESS: 3030 STATE STREET
CHESTER, IL, 62233
PARCEL NO. 18-165-017-00

18-08-400-031

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

CRAIG FARMS HOLDINGS, LLC

Seller's or trustee's name

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

609 EMBER CREST DR

Street address (after sale)

FAIRVIEW HEIGHTS

City

IL

State

62208-3976

ZIP

618-920-9898

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**

HIGH POINT RESIDENCE CHESTER REALTY, LLC C/O VANTAGE SENIOR CARE, LLC

Buyer's or trustee's name

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

7383 N LINCOLN AVE STE 200

Street address (after sale)

LINCOLNWOOD

City

IL

State

60712-1749

ZIP

847-676-1700

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:**HIGH POINT RESIDENCE CHESTER REALTY, LLC C/O VANTAGE SENIOR CARE, LLC
7383 N LINCOLN AVE STE 200
Street address

LINCOLNWOOD

City

IL

State

60712-1749

ZIP

USA

Country

Preparer Information

ROBERT T. LESAGE, III - WARD, MURRAY, PACE & JOHNSON, P.C.

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

226 W RIVER ST

Street address

DIXON

City

IL

State

61021-3044

ZIP

lesage@wmpj.com

Preparer's email address (if available)

815-284-8200

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



Declaration ID: 20240807989811
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00092

Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 47 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 sale.

Land 3715
Buildings
Total 3715

3 Year prior to sale 2023

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

5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential: sale price over \$1 million)

Step 1: Identify the property and sale information.

- 1 Enter the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)

3030 STATE ST	CHESTER	T7S R6W
Street address of property (or 911 address, if available)	City or village	Township
- 2 Enter the parcel identifying number from Line 3a of Form PTAX-203. Parcel Identifier: 18-165-017-00
- 3 Enter the total number of months the property was for sale on the market. 03 Months
- 4a Was the improvement occupied on the sale date? * A "No" response means that all improvements were totally unoccupied.

☒ Yes ☐ No

If the answer is "No," enter the total number of months all improvements were unoccupied before the sale date. Go to Line 5.
- 4b Enter the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements. 100 %
- 4c Did the buyer occupy the property on the sale date? If the answer is "No," go to Line 5.
☐ Yes ☒ No
- 4d Will the buyer continue to occupy part or all of the property after the sale?
☐ Yes ☐ No
- 4e Enter the beginning and ending dates of the buyer's lease agreement. Lease dates: _____ to _____
- 4f Briefly describe any renewal options.

- 5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer

	Street address	City or village	Parcel identifying number
Property 1	_____	_____	_____
Property 2	_____	_____	_____

- 6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property?
 If the answer is "Yes," list the personal property transferred.*
☒ Yes ☐ No
- 7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?
 If the answer is "Yes," please explain how the financing affected the sale price
☐ Yes ☒ No
- 8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date?
 If the answer is "No," please explain.
☒ Yes ☐ No



Declaration ID: 20240807989811

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00092

Additional parcel identifying numbers and lot sizes or acreage

Personal Property Table

Description of Item	Value	Type of Property
GOODWILL	\$551,208.00	Intangible
FURNITURE & EQUIPMENT	\$150,000.00	Tangible

RECORDED

01/13/2025 11:24 AM Pages: 7

2025R00093

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 3030 STATE ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-165-016-00

3.85

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 9/1/2024
Date

5 Type of instrument (Mark with an "X."): X Warranty deed

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

7 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a 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 X X Apartment building (over 6 units) No. of units: 40

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
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
STATE STAMP FEE	3,080.00
COUNTY STAMP FEE	1,540.00
TOTAL:	4,700.00

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 5,884,832.00

12a Amount of personal property included in the purchase

12a 2,804,832.00



Declaration ID: 20240807989782

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00093

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			3,080,000.00
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			3,080,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			6,160.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			3,080.00
20 County tax stamps — multiply Line 18 by 0.25.	20			1,540.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			4,620.00

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

LEGAL DESCRIPTION FOR CONDOMINIUM UNIT A:

CONDOMINIUM UNIT A IN THE MANOR AT CRAIG FARMS CONDOMINIUM, LEGALLY DESCRIBED IN EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 20, 2009, AND RECORDED NOVEMBER 24, 2009, WITH THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, AS DOCUMENT 2009R05452, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH CONDOMINIUM UNIT A IS MORE FULLY DESCRIBED AS:

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT THAT INCLUDES THE EARTHEN MATERIAL ABOVE THE BOTTOM OF THE FOOTINGS AT ELEVATION 136.48 AND THE AIR SPACE BELOW THE FINISHED ROOF AT ELEVATION 164.86, BEING MORE PARTICULARLY DESCRIBED AT FOLLOWS:

PART OF THE FOLLOWING DESCRIBED TRACT:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD IRON PIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST, OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 100.10 FEET (100.08 FEET RECORD) TO THE SOUTHWESTERLY LINE OF ILLINOIS STATE ROUTE 150 FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT:

THENCE CONTINUING SOUTHERLY, ALONG SAID WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 478.02 FEET; THENCE NORTHEASTERLY, WITH A DEFLECTION ANGLE OF 105 DEGREES 35 MINUTES 33 SECONDS (105 DEGREES 47 MINUTES 53 SECONDS RECORD), 67.58 FEET (68 FEET RECORD); THENCE EASTERLY, WITH A DEFLECTION ANGLE OF 15 DEGREES 48 MINUTES 26 SECONDS, 262 FEET; THENCE CONTINUING EASTERLY, WITH DEFLECTION ANGLE OF 6 DEGREES 25 MINUTES 51 SECONDS, TO THE LEFT, 177 FEET; THENCE NORTHEASTERLY, WITH A DEFLECTION ANGLE OF 68 DEGREES 05 MINUTES 55 SECONDS, 298 FEET TO SAID SOUTHWESTLY LINE OF ROUTE 150; THENCE NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, ALONG SAID SOUTHWESTERLY LINE OF ROUTE 150, 489.49; THENCE CONTINUING NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 6 DEGREES 05 MINUTES 13 SECONDS, TO THE LEFT, ALONG SAID SOUTHWESTERLY LINE OF ROUTE 150, 72.58 FEET; THENCE CONTINUING NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 4 DEGREES 54 MINUTES 33 SECONDS (4 DEGREES 54 MINUTES 19 SECONDS RECORD), TO THE RIGHT, 40.70 FEET (40.78 FEET RECORD) TO THE POINT OF BEGINNING, CONTAINING 4.846 ACRES (4.849 ACRES OF RECORD), MORE OR LESS.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON PIN SET PREVIOUSLY AT THE NORTHWEST CORNER OF SAID TRACT: THENCE ALONG THE WEST LINE OF SAID TRACT AND THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 HAVING AN ASSUMED BEARING OF SOUTH 07 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 478.02 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT, TO AN IRON PIN SET PREVIOUSLY:

THENCE ALONG THE SOUTH LINE OF SAID TRACT HAVING A BEARING OF NORTH 82 DEGREES 02 MINUTES 01 SECONDS EAST, A DISTANCE OF 67.58 FEET (68.00 FEET RECORD), TO AN IRON PIN SET PREVIOUSLY;

THENCE ALONG THE SOUTH LINE OF SAID TRACT HAVING A BEARING OF SOUTH 82 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 99.40 FEET, TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE EXISTING BUILDING, TO AN IRON PIN SET:

THENCE ALONG SAID PROLONGATION OF THE WEST LINE OF THE EXISTING BUILDING HAVING A BEARING OF NORTH 07 DEGREES 54 MINUTES 35 SECONDS EAST, A DISTANCE OF 99.54 FEET, TO THE SOUTHWEST CORNER OF THE EXISTING BUILDING;

THENCE ALONG THE SOUTH LINE OF SAID EXISTING BUILDING HAVING A BEARING OF SOUTH 82 DEGREES 05 MINUTES 25 SECONDS EAST, A DISTANCE OF 360.72 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT, TO AN IRON PIN SET;

THENCE ALONG SAID EAST LINE OF THE TRACT HAVING A BEARING OF NORTH 23 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 214.98 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 150, TO AN IRON PIN SET PREVIOUSLY;

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 150 HAVING A BEARING OF NORTH 66 DEGREES 34 MINUTES 19 SECONDS WEST, A DISTANCE OF 489.49 FEET, TO AN IRON PIN SET PREVIOUSLY;

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 150 HAVING A BEARING OF NORTH 72



Declaration ID: 20240807989782
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

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DEGREES 39 MINUTES 32 SECONDS WEST, A DISTANCE OF 72.58 FEET, TO AN IRON PIN SET PREVIOUSLY;
THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 150 HAVING A BEARING OF NORTH 67
DEGREES 44 MINUTES 59 SECONDS WEST, A DISTANCE OF 40.70 FEET (40.78 FEET RECORD), TO THE POINT OF BEGINNING.
SAID PARCEL ELEVATIONS BEING BASED ON AN ASSUMED ELEVATION 145.16, AT AN IRON PIN SET AND IDENTIFIED, LOCATED
NEAR THE SOUTHEAST CORNER OF THE CONDOMINIUM COMMON AREA.
SAID PARCEL CONTAINING 4.091 ACRES, MORE OR LESS.

FOR INFORMATION ONLY:

ADDRESS: 3030 STATE STREET

CHESTER, IL, 62233

PARCEL NO. 18-165-016-00

18-08-400-030

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

THE MANOR AT CRAIG FARMS, L.P.

Seller's or trustee's name

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

609 EMBER CREST DR

FAIRVIEW HEIGHTS

IL

62208-3976

Street address (after sale)

City

State

ZIP

618-920-9898

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

HIGH POINT RESIDENCE CHESTER REALTY, LLC C/O VANTAGE SENIOR CARE, LLC

Buyer's or trustee's name

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

7383 N LINCOLN AVE STE 200

LINCOLNWOOD

IL

60712-1749

Street address (after sale)

City

State

ZIP

847-676-1700

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:

HIGH POINT RESIDENCE CHESTER
REALTY, LLC C/O VANTAGE
SENIOR CARE, LLC

7383 N LINCOLN AVE STE 200

Street address

LINCOLNWOOD

City

IL

State

60712-1749

ZIP

USA

Country

Preparer Information

ROBERT T. LESAGE, III - WARD, MURRAY, PACE & JOHNSON, P.C.

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

226 W RIVER ST

DIXON

IL

61021-3044

Street address

City

State

ZIP

lesage@wmpj.com

815-284-8200

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country



Declaration ID: 20240807989782
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00093

☒ 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 47 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 sale.

Land 17850
Buildings 232150
Total 250,000

3 Year prior to sale 2023

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

5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential: sale price over \$1 million)

Step 1: Identify the property and sale information.

- 1 Enter the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)

3030 STATE ST	CHESTER	T7S R6W
Street address of property (or 911 address, if available)	City or village	Township
- 2 Enter the parcel identifying number from Line 3a of Form PTAX-203. **Parcel Identifier:** 18-165-016-00
- 3 Enter the total number of months the property was for sale on the market. 03 Months
- 4a Was the improvement occupied on the sale date? * A "No" response means that all improvements were totally unoccupied.

☒ Yes ☐ No

If the answer is "No," enter the total number of months all improvements were unoccupied before the sale date. Go to Line 5.
- 4b Enter the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements.

100 %
- 4c Did the buyer occupy the property on the sale date? If the answer is "No," go to Line 5.

☐ Yes ☒ No
- 4d Will the buyer continue to occupy part or all of the property after the sale?

☐ Yes ☐ No
- 4e Enter the beginning and ending dates of the buyer's lease agreement. Lease dates: _____ to _____
- 4f Briefly describe any renewal options.
- 5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer

Street address	City or village	Parcel identifying number
Property 1 _____	_____	_____
Property 2 _____	_____	_____
- 6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property?
 If the answer is "Yes," list the personal property transferred.*

☒ Yes ☐ No
- 7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?
 If the answer is "Yes," please explain how the financing affected the sale price

☐ Yes ☒ No
- 8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date?
 If the answer is "No," please explain.

☒ Yes ☐ No



Declaration ID: 20240807989782

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00093

Additional parcel identifying numbers and lot sizes or acreage

Personal Property Table

Description of Item	Value	Type of Property
GOODWILL	\$2,204,832.00	Intangible
FURNITURE & EQUIPMENT	\$600,000.00	Tangible



PTAX-203

Illinois Real Estate Transfer Declaration

2025R00113

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	125.00
COUNTY STAMP FEE	62.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	267.50

Step 1: Identify the property and sale information.

1 SHAWNEETOWN TRAIL

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

CHESTER 62233-0000
City or village ZIP

T6S R6W

Township

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

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

07-013-014-00	40.00	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/9/2024
Date

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

6 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

- 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 X X 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 Fullfillment of installment contract
year contract initiated : 2024
- b X Sale between related individuals or corporate affiliates
- c X 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	125,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107991952
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00113

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		125,000.00	
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00	
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00	
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		125,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		250.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		125.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		62.50	
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		187.50	

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

AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10; AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; ALL IN TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

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

REVOCABLE TRUST OF RODNEY G. WILSON AND RHONDA K. WILSON DATED
MAY 13, 2016

Seller's or trustee's name
4142 ROCKCASTLE RD
Street address (after sale)
618-559-0965
Seller's daytime phone
Phone extension
Seller's trust number (if applicable - not an SSN or FEIN)
STEELEVILLE
City
IL
State
62288-2834
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.

Buyer Information

EDGAR M. WILSON

Buyer's or trustee's name
10772 NIEMEYER RD
Street address (after sale)
618-317-5980
Buyer's daytime phone
Phone extension
Buyer's trust number (if applicable - not an SSN or FEIN)
SPARTA
City
IL
State
62286-3856
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.

Mail tax bill to:

EDGAR M. WILSON
Name or company
10772 NIEMEYER RD
Street address
SPARTA
City
IL
State
62286-3856
ZIP

Preparer Information

USA
Country



Declaration ID: 20250107991952
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2625R00113

ARBEITER LAW OFFICES/SW

Preparer and company name

1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

Escrow number (if applicable)

IL

State

62233-1657

ZIP

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")
____ Extended legal description ____ Form PTAX-203-A
____ Itemized list of personal property ____ Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1102 ALLEN PL

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

CHESTER 62233-0000

City or village ZIP

T7S R6W

Township

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

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

18-128-013-00	0.52	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/14/2025
Date

5 Type of instrument (Mark with an "X"):

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

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____

<input type="checkbox"/> Demolition/damage	<input type="checkbox"/> Additions	<input type="checkbox"/> Major remodeling
<input type="checkbox"/> New construction	<input type="checkbox"/> Other (specify): _____	

10 Identify only the items that apply to this sale.

- | | | |
|---|-------------------------------------|--|
| a | <input type="checkbox"/> | Fullfillment of installment contract year contract initiated : _____ |
| b | <input type="checkbox"/> | Sale between related individuals or corporate affiliates |
| c | <input type="checkbox"/> | Transfer of less than 100 percent interest |
| d | <input type="checkbox"/> | Court-ordered sale |
| e | <input type="checkbox"/> | Sale in lieu of foreclosure |
| f | <input type="checkbox"/> | Condemnation |
| g | <input type="checkbox"/> | Short sale |
| h | <input type="checkbox"/> | Bank REO (real estate owned) |
| i | <input type="checkbox"/> | Auction sale |
| j | <input type="checkbox"/> | Seller/buyer is a relocation company |
| k | <input type="checkbox"/> | Seller/buyer is a financial institution or government agency |
| l | <input type="checkbox"/> | Buyer is a real estate investment trust |
| m | <input type="checkbox"/> | Buyer is a pension fund |
| n | <input type="checkbox"/> | Buyer is an adjacent property owner |
| o | <input type="checkbox"/> | Buyer is exercising an option to purchase |
| p | <input type="checkbox"/> | Trade of property (simultaneous) |
| q | <input type="checkbox"/> | Sale-leaseback |
| r | <input type="checkbox"/> | Other (specify): _____ |
| s | <input checked="" type="checkbox"/> | 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	162,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241207972930

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00121

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	162,500.00
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	162,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	325.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	162.50
20	County tax stamps — multiply Line 18 by 0.25.	20	81.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	243.75

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

LOTS 2, 3, AND 4 IN BLOCK 4 IN RIVERVIEW HIGHLANDS SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, ADJOINING THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED DECEMBER 3, 1938, RECORDED DECEMBER 3, 1938, IN PLAT BOOK "G" AT PAGE 34 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

18-30-156-001

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

PATRICIA RUSHING

Seller's or trustee's name

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

937 SWANWICK ST

Street address (after sale)

CHESTER

City

IL

State

62233-1664

ZIP

618-615-3433

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

LARRY FARMER

Buyer's or trustee's name

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

1102 ALLEN PL

Street address (after sale)

CHESTER

City

IL

State

62233-1803

ZIP

573-513-2076

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:

LARRY FARMER

Name or company

1102 ALLEN PL

Street address

CHESTER

City

IL

State

62233-1803

ZIP

USA

Country

Preparer Information



Declaration ID: 20241207972930

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00121

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

609 STATE ST

Street address

kandklaw@frontier.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

618-826-4561

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62233-1635

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 47 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

Buildings

Total

3 Year prior to sale 2024

4 Does the sale involve a mobile home assessed as real estate? ☐ Yes ☒ 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 BUTTERCREEK RD.

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

10-030-010-00

40

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/14/2025

Date

5 Type of instrument (Mark with an "X."): Warranty deed
Quit claim deed Executor deed X Trustee 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

- 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 X X 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	200.00
COUNTY STAMP FEE	100.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	380.00

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 : 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

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 11 200,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250107992417
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00127

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	200,000.00
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 <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	200,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	400.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	200.00
20	County tax stamps — multiply Line 18 by 0.25.	20	100.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	300.00

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

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, CONTAINING 40 ACRES MORE OR LESS.

08-20-300-001

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

RICHARD E. LETEMPT AND CONNIE J. LETEMPT, AS TRUSTEES OF THE
RICHARD E. LETEMPT AND CONNIE J. LETEMPT TRUST DATED JUNE 26, 2013

Seller's or trustee's name: 7420 BUTTER CREEK RD
Street address (after sale): EVANSVILLE IL 62242-2138
City State ZIP
256-262-7307
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

Buyer's or trustee's name: 7541 LL RD
Street address (after sale): RED BUD IL 62278-2521
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.

Mail tax bill to:

KURT G. COWELL 7541 LL RD RED BUD IL 62278-2521
Name or company Street address City State ZIP

Preparer Information

USA
Country



Declaration ID: 20250107992417
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00127

ARBEITER LAW OFFICES/SW

Preparer and company name

1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

Escrow number (if applicable)

IL

State

62233-1657

ZIP

618-826-2369

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 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.

3 Year prior to sale 2024

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

5 Comments

Land

Buildings

Total

Illinois Department of Revenue Use

Tab number



2025R00130

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	55.00
COUNTY STAMP FEE	27.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 162.50



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 1207 SWANWICK ST

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

CHESTER

62233-0000

City or village

ZIP

T7S 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

18-050-015-00

22' X 140'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 12/17/2024

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 onlyb ☐ Residence (single-family, condominium, townhome, or duplex)c ☐ Mobile home residenced ☐ Apartment building (6 units or less) No. of units: _____e ☐ Apartment building (over 6 units) No. of units: _____f ☐ Officeg ☒ ☒ Retail establishmenth ☐ Commercial building (specify): _____i ☐ Industrial buildingj ☐ Farmk ☐ 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 : 2019

b ☐ Sale between related individuals or corporate affiliatesc ☐ Transfer of less than 100 percent interestd ☐ Court-ordered salee ☐ Sale in lieu of foreclosuref ☐ Condemnationg ☐ Short saleh ☐ Bank REO (real estate owned)i ☐ Auction salej ☐ Seller/buyer is a relocation companyk ☐ Seller/buyer is a financial institution or government
agencyl ☐ Buyer is a real estate investment trustm ☐ Buyer is a pension fundn ☐ Buyer is an adjacent property ownero ☐ Buyer is exercising an option to purchasep ☐ Trade of property (simultaneous)q ☐ Sale-leasebackr ☐ 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 55,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20241207973740
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00130

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		55,000.00
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		55,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		110.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		55.00
20	County tax stamps — multiply Line 18 by 0.25.	20		27.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		82.50

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

TWENTY-TWO (22) FEET OFF THE SOUTHWEST SIDE OF LOT 6 IN BLOCK 19 IN SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 6; THENCE RUNNING IN A NORTHWESTERLY DIRECTION ALONG THE BOUNDARY LINE OF LOTS 6 AND 7 TO THE ALLEY, A DISTANCE OF 150 FEET; THENCE NORTHEASTERLY ALONG THE EAST SIDE OF ALLEY A DISTANCE OF 22 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE PARALLEL TO THE AFORESAID BOUNDARY LINE BETWEEN LOTS 6 AND 7, A DISTANCE OF 150 FEET TO SWANWICK STREET; THENCE SOUTHWESTERLY TO THE PLACE OF BEGINNING A DISTANCE OF 22 FEET. SITUATED IN RANDOLPH COUNTY, ILLINOIS.

EXCEPT ANY INTEREST IN THE COAL, OIL, GAS, AND OTHER MINERALS 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, IN ANY.

17-13-458-016

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

TERRY BAST

Seller's or trustee's name

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

7643 JERUSALEM RD
Street address (after sale)

EDWARDSVILLE
City

IL 62025-6425
State ZIP

000-000-0000
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 R. FERNANDEZ

Buyer's or trustee's name

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

532 W HOLMES ST
Street address (after sale)

CHESTER
City

IL 62233-1332
State ZIP

000-000-0000
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: 20241207973740
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R06130

Mail tax bill to:

JASON R. FERNANDEZ 532 W HOLMES ST CHESTER IL 62233-1332
Name or company Street address City State ZIP

USA
Country

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
600 STATE ST CHESTER IL 62233-1634
Street address City State ZIP
jasoncoffey191@gmail.com 618-826-5021 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 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 sale.

Land 2290
Buildings 12680
Total 14970

3 Year prior to sale 2023

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: 20241207973740

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R00130

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
LISA BAST	7643 JERUSALEM ROAD	EDWARDSVILL E	IL	620250000	0000000000	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MARY E. FERNANDEZ	532 WEST HOLMES STREET	CHESTER	IL	622330000	0000000000	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 405 NASHVILLE RD

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. 2

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

16-038-007-00

0.41

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 12/27/2024

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 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a Land/lot only

b X X 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 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 X 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 57,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20241207974978
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00134

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			57,000.00
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			57,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			114.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			57.00
20	County tax stamps — multiply Line 18 by 0.25.	20			28.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			85.50

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

LOTS 12, 13, AND 14 OF T.J. BOOKER'S THIRD ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "F", PAGE 85 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

EXCEPT THE 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.

LOTS 9, 10 AND 11 OF T.J. BOOKER'S THIRD ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "F", PAGE 85 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

EXCEPT THE 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.

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.

04-13-203-008 ; 04-13-203-009

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

MICHAEL W. COX

Seller's or trustee's name

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

405 NASHVILLE RD
Street address (after sale)

COULTERVILLE
City

IL
State

62237-1265
ZIP

618-318-2924
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

JAYSON D. AND ALEXIS N. MCCLLAINE

Buyer's or trustee's name

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

405 NASHVILLE RD
Street address (after sale)

COULTERVILLE
City

IL
State

62237-1265
ZIP

618-826-2515
Buyer's daytime phone

Phone extension

USA
Country



Declaration ID: 20241207974978
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2625R00134

☒ 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:

JAYSON D. AND ALEXIS N. 405 NASHVILLE RD COULTERVILLE IL 62237-1265
MCGLAINE Street address City State ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES F-6589
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 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 6610
Buildings 10355
Total 16965

3 Year prior to sale 2023
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: 20241207974978
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00134

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
16-038-006-00	0.41	Acres	No

Personal Property Table



Declaration ID: 20241007938843
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: **NOT ISSUED**
DocId:8183310
Tx:4167594

RECORDED

01/15/2025 02:32 PM Pages: 5



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 **PINECREST 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. 1
3 Enter the primary parcel identifying number and lot size or acreage

13-027-016-00	4.99	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

- 4 Date of instrument: 1/10/2025
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 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

- 8 Identify the property's current and intended primary use.

Current Intended

- a X Land/lot only
b X 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 enter the date of the change. Date of significant change:

	Date
<u> </u> Demolition/damage	<u> </u> Additions
<u> </u> New construction	<u> </u> Major remodeling
<u> </u> Other (specify):	

- 10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated :
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest
d Court-ordered sale
e Sale in lieu of foreclosure
f Condemnation
g Short sale
h Bank REO (real estate owned)
i Auction sale
j Seller/buyer is a relocation company
k Seller/buyer is a financial institution or government agency
l Buyer is a real estate investment trust
m Buyer is a pension fund
n Buyer is an adjacent property owner
o Buyer is exercising an option to purchase
p Trade of property (simultaneous)
q Sale-leaseback
r Other (specify):
s Homestead exemptions on most recent tax bill:
1 General/Alternative 0.00
2 Senior Citizens 0.00
3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	170,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241007938843
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 ROB 136

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 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 _____
Buildings _____
Total _____

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

THOUVENOT, WADE &
MOERCHEN, INC.

CORPORATE OFFICE
4940 OLD COLLINSVILLE ROAD
SWANSEA, IL 62226
618.624.4488

LOT 2 LEGAL DESCRIPTION

TWM Project No: 240793
Date of Preparation: June 3, 2024
Parcel Number: Part of 01-17-300-001

Part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 4 South, Range 8 West, of the Third Principal Meridian, County of Randolph, State of Illinois being more particularly described as follows.

Commencing at a found iron pipe at the Northwest Corner of the said Northwest Quarter of the Southwest Quarter of Section 17; thence on a bearing based on Illinois State Plane Coordinates West Zone of South 00 degrees 18 minutes 17 seconds East on the west line of said Northwest Quarter of the Southwest Quarter of Section 17, a distance of 329.35 feet to the northwest corner of a tract of land described in the Randolph County Recorder's Office in Document Number 2010R05203; thence South 88 degrees 41 minutes 32 seconds East, on the north line of the said tract of land described in Document Number 2010R05203, a distance of 442.81 feet to the Point of Beginning

From said Point of Beginning; thence continuing South 88 degrees 41 minutes 32 seconds East, on said north line of the tract of land described in Document Number 2010R05203, a distance of 442.81 feet; thence South 00 degrees 17 minutes 36 seconds East, 491.67 feet to a line parallel with the said north line of the tract of land described in Document Number 2010R05203; thence North 88 degrees 41 minutes 32 seconds West, on said parallel line, 442.76 feet; thence North 00 degrees 17 minutes 56 seconds West, 491.68 feet to the Point of Beginning.

Said tract contains 4.99 acres, more or less.

Subject to easements, conditions, right of ways, and restrictions of record.

Together with the right of ingress and egress over the following described 25' wide easement.

A 25-foot-wide ingress/egress easement being part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 4 South, Range 8 West, of the Third Principal Meridian, County of Randolph, State of Illinois being more particularly described as follows.

Commencing at a found iron pipe at the Northwest Corner of the said Northwest Quarter of the Southwest Quarter of Section 17; thence on a bearing based on Illinois State Plane Coordinates West Zone of South 00 degrees 18 minutes 17 seconds East, on the west line of said Northwest Quarter of the Southwest Quarter of Section 17, a distance of 846.04 feet to a line being parallel with the north line of the tract of land described in the Randolph County Recorder's Office in Document Number 2010R05203; thence South 88 degrees 41 minutes 32 seconds East, on said parallel line, 392.76 feet to the Point of Beginning.



From said Point of Beginning; thence North 00 degrees 17 minutes 56 seconds West, 25.01 feet to a line being parallel with the said north line of the tract of land described in Document Number 2010R05203; thence South 88 degrees 41 minutes 32 seconds East, on said parallel line, 935.52 feet to the east line of the said Northwest Quarter of the Southwest Quarter of Section 17; thence South 00 degrees 17 minutes 15 seconds East, on the east line of the said Northwest Quarter of the Southwest Quarter of Section 17, a distance of 25.01 to a line parallel with the said north line of the tract of land described in Document Number 2010R05203; thence North 88 degrees 41 minutes 32 seconds West, on said line being parallel with the north line of the tract of land in Document Number 2010R05203, a distance of 935.52 feet to the Point of Beginning.

Said easement contains 0.54 acres, more or less.

Subject to easements, conditions, right of ways, and restrictions of record.

Exhibit "A"

RESTRICTIVE COVENANTS

These Restrictive Covenants shall apply to a part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 4 South, Range 8 West of the Third Principal Meridian, Randolph County, Illinois, as described in this deed.

1. All building plans shall be approved by Michael S. Fleming, or his assignee.
2. All lots shall be used for residential purposes only.
3. The lot cannot be subdivided into a smaller tract.
4. Driveways shall be of either concrete, blacktop, or oil and chip construction.
5. All of the residences shall face toward the Easement described above.
6. No residence shall be permitted which does not have a ground floor area of at least 1600 square feet.
7. All outbuildings must be approved by Michael S. Fleming, or his assignee.
8. No mobile homes of any type shall be moved, placed, or permitted on any lot.
9. No trailers, boats, campers, or recreational vehicles shall be parked outside.
10. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste.
11. No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon the premises.
12. The position of the residence and the setbacks required shall be approved by Michael S. Fleming, or his assigns.
13. No horses or livestock shall be allowed on the lots.
14. The maintenance expenses and requirements for the road easement shall be divided equally between all of the lots.
15. Michael S. Fleming, or his assigns, has the right of first refusal to purchase any empty lot that is being sold. The lot owner is required to contact Michael S. Fleming, or his assign, when he/she has received a legitimate sale offer.



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 937 SWANWICK

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

CHESTER 62233-0000
City or village ZIP

T7S 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

18-049-002-00	0.14	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/14/2025
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: _____
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 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

2025R00150
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 80.00
COUNTY STAMP FEE 40.00
RHSPC 18.00
RECORDERS DOCUMENT STORAGE 3.66
Total: 200.00

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	80,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241207972100

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00150

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			80,000.00
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			80,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			160.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			80.00
20	County tax stamps — multiply Line 18 by 0.25.	20			40.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			120.00

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

FOUR-FIFTHS (4/5THS) PART OF LOT 2 IN BLOCK 16 OF SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, ADJOINING LOT 3 IN SAID BLOCK 16. SAID 4/5THS PART OF SAID LOT 2 CONTAINS 40 FOOT FRONT ON SWANWICK STREET, 40 FOOT REAR ON AN ALLEY NORTHWEST OF SAID LOTS, AND IS 40 FEET WIDE FROM SAID FRONT TO SAID REAR ALL ALONG, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "A" AT PAGES 71 AND 72, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

BILLY LYNN

Seller's or trustee's name

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

624 SOLOMON ST
Street address (after sale)CHESTER
CityIL
State62233-1233
ZIP

618-615-2395

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

PATRICIA RUSHING

Buyer's or trustee's name

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

937 SWANWICK ST
Street address (after sale)CHESTER
CityIL
State62233-1664
ZIP

618-615-3433

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:PATRICIA RUSHING
Name or company937 SWANWICK ST
Street addressCHESTER
CityIL
State62233-1664
ZIP



Declaration ID: 20241207972100
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00150

Preparer Information

Preparer and company name	Country	Preparer's file number (if applicable)	Escrow number (if applicable)
DON PAUL KOENEMAN - KOENEMAN	USA		
609 STATE ST	Chester	IL	62233-1635
Street address	City	State	ZIP
kandklaw@frontier.com	618-826-4561		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 48 R	3 Year prior to sale 2024
County Township Class Cook-Minor Code 1 Code 2	4 Does the sale involve a mobile home assessed as real estate? Yes 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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 4361 STATE ROUTE 150

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

CHESTER

62233-0000

City or village

ZIP

T6S R6W

Township

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

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

07-054-011-00

0.52

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/16/2025
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:

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 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 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 11 105,000.00
12a Amount of personal property included in the purchase 12a 0.00

2025R00152

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13		105,000.00
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		105,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		210.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		105.00
20 County tax stamps — multiply Line 18 by 0.25.	20		52.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		157.50

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

A PART OF PETER JANSEN'S ADDITION TO THE TOWN OF RANDOLPH, SECTION 34, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND SOLD BY ED KESSEL, ED WESTERMAN AND MARIE WESTERMAN, HIS WIFE, AS GRANTORS, AND ADOLPH EBERS, AS GRANTEE, AND SAID DEED RECORDED IN BOOK 133, PAGE 154, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE RUNNING SOUTH FROM SAID ABOVE MENTIONED NORTHEAST CORNER TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD ROUTE NO. 150, FOR THE PLACE OF BEGINNING OF THE LAND HEREIN TO BE CONVEYED; THENCE RUNNING EASTERLY IN DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD ROUTE NO. 150, 208.71 FEET TO A POINT; THENCE SOUTH 117.2 FEET; THENCE RUNNING PARALLEL WITH SAID STATE ROAD ROUTE NO. 150, IN A WESTERLY DIRECTION 208.71 FEET; THENCE RUNNING NORTH 104.71 FEET TO THE PLACE OF BEGINNING, AND CONTAINING IN ALL ONE-HALF AN ACRE, MORE OR LESS.

14-34-177-002

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

RAMON LAZU-FIGUEROA

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
 231 LIGHT ST _____ CHESTER IL 62233-1550
 Street address (after sale) _____ City _____ State _____ ZIP _____
 618-303-4614 _____ 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

ERIC R. FILEBARK

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
 4361 STATE ROUTE 150 _____ CHESTER IL 62233-3219
 Street address (after sale) _____ City _____ State _____ ZIP _____
 573-513-9702 _____ 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.

Tab number



Declaration ID: 20250107992162
Status: Closing Completed
Document No.: Not Recorded

6

State/County Stamp



DocId:8183356

Tx:4167620

RECORDED

01/17/2025 09:26 AM Pages: 3

2025R00161

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	65.00
COUNTY STAMP FEE	32.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	177.50



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 410 DUCLOS ST

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

PRAIRIE DU ROCHER

62277-0000

City or village

ZIP

T5S R9W

Township

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

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

15-035-002-00

0.82

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/15/2025
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: _____

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 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 65,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107992162
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R001601

JOSEPH LEROY KINGSLEY	410 DUCLOS ST	PRAIRIE DU ROCHER	IL	62277-2110
Name or company	Street address	City	State	ZIP
Preparer Information				
REBECCA COOPER - COOPER & LIEFER LAW OFFICES		USA		
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>39</u> <u>R</u>	3 Year prior to sale <u>2024</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.	4 Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No
Land _____	5 Comments
Buildings _____	
Total _____	
Illinois Department of Revenue Use	Tab number

2025R00171

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	297.00
COUNTY STAMP FEE	148.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 525.50



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 JASKO ROAD

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

PERCY

62272-0000

City or village

ZIP

T6S 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

03-044-002-00

33.7

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/17/2025

Date

5 Type of instrument (Mark with an "X."): Warranty deed

Quit claim deed

Executor deed

X Trustee deed

Beneficial interest

Other (specify):

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

7 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a 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 X X 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 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 X 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

11 297,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20241207980242

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00171

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input checked="" type="checkbox"/> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	297,000.00
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	297,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	594.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	297.00
20	County tax stamps — multiply Line 18 by 0.25.	20	148.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	445.50

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

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 27; THENCE SOUTH 00°42'47" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 791.41 FEET TO A 5/8" IRON PIN; THENCE NORTH 89° 20'51" WEST LEAVING SAID NORTH-SOUTH CENTERLINE 556.05 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00°58'09" WEST, 542.39 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 00°58'09" WEST 30.00 FEET; THENCE NORTH 89°29'29" WEST ALONG SAID SOUTH LINE, 769.76 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00°43'21" EAST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION AND ALONG JASKO ROAD 1332.50 FEET TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00°43'21" WEST, 50.00 FEET AND A 5/8" IRON PIN BEARS SOUTH 89°29'13" EAST 175.00 FEET; THENCE SOUTH 89°29'13" EAST LEAVING SAID WEST LINE AND SAID JASKO ROAD AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, 1328.02 FEET TO THE POINT OF BEGINNING, CONTAINING 33.7 ACRES-MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY.

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

ANDREA NICOLE KNOP AND NATHAN HENRY LINGENFELTER, TRUSTEES
UNDER THE PROVISIONS OF THE ANDREA NICOLE KNOP AND NATHAN HENRY
LINGENFELTER LIVING TRUST DATED MARCH 27, 2021

Seller's or trustee's name

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

9302 KENERSON CT
Street address (after sale)FAIRFAX
CityVA
State22032-2114
ZIP571-585-5964
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

GF LAND, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

Buyer's or trustee's name

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

4948 BALLPARK RD
Street address (after sale)STEELEVILLE
CityIL
State62288-2822
ZIP



Declaration ID: 20241207980242
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00171

618-443-8515

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

USA
Country

Mail tax bill to:

GF LAND, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY 4948 BALLPARK RD STEELEVILLE IL 62288-2822
Name of company Street address City State ZIP

USA
Country

Preparer Information

PAIGE WELGE - ARBEITER LAW OFFICES

Preparer and company name 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 41 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
Buildings
Total

3 Year prior to sale 2024
4 Does the sale involve a mobile home assessed as real estate? Yes 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 MT SUMMIT ROAD

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

CHESTER 62233-0000
City or village ZIP

T7S R6W
Township

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

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

08-034-020-00	949 x 1980	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/3/2025
Date

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

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

7 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

- a X X 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 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	239,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241207981353
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00179

Mail tax bill to:

BRUCE NEJMANOWSKI 509 LOGAN RUN RD MURPHYSBORO IL 62966-6413
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

1 079 47 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
Buildings
Total

3 Year prior to sale 2024

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: 20241207981353
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00179

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
08-034-021-00	916 x 1104	Dimensions	No

Personal Property Table

RECORDED

01/21/2025 12:31 PM Pages: 3

2025R00181

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	36.00
COUNTY STAMP FEE	18.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	134.00



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 101 E PINE ST

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

PERCY 62272-0000

City or village ZIP

T6S 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

17-118-031-00	0.33	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/8/2025
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: _____
- 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 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 | 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	36,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241207977871
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00181

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			36,000.00
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			36,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			72.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			36.00
20	County tax stamps — multiply Line 18 by 0.25.	20			18.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			54.00

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

LOT 2 AND THE WEST 20 FEET OF LOT 1 IN BLOCK 11 IN THE VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS.

ALSO, A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN PERCY, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF 60 FOOT WIDE ALMOND STREET AND A LINE THAT LIES PARALLEL TO AND 100 FEET NORTHEASTERLY FROM THE CENTERLINE OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY'S SPARTA DISTRICT MAIN TRACKS; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 250 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED BY GRANTOR TO JACK WADE BY DEED DATED AUGUST 19, 1976; THENCE CONTINUING NORTHWESTERLY ALONG SAID PARALLEL LINE, 145 FEET, MORE OR LESS, TO THE CENTERLINE OF 60 FOOT WIDE PINE STREET; THENCE WESTERLY ALONG SAID CENTERLINE OF PINE STREET, 88 FEET MORE OR LESS, TO A POINT; THENCE SOUTHEASTERLY ALONG THE LAST SAID PARALLEL LINE, 145 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF SAID JACK WADE PROPERTY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID JACK WADE PROPERTY, 88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING ALL COAL, OIL, AND OTHER MINERALS.

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.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN THAT PART OF PINE STREET LYING WITHIN THE LIMITS OF THE ABOVE-DESCRIBED PARCEL.

SUBJECT TO THE RIGHTS OF A 24 INCH SEWER LINE RUNNING ACROSS THE ABOVE DESCRIBED PARCEL PARALLEL TO SAID MAIN TRACK.

FURTHER SUBJECT TO RESERVATIONS SET FORTH IN DEED DATED JANUARY 13, 1978, RECORDED APRIL 14, 1978, IN BOOK 256, PAGES 472-474 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

15-11-458-006

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

RANDY HINES

Seller's or trustee's name

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

21 N MAIN ST
Street address (after sale)

LENZBURG
City

IL
State

62255-2001
ZIP

618-779-0903
Seller's daytime phone

Phone extension

USA
Country



Declaration ID: 20241207977871
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00181

☒ 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

BRADLEY D. PHOENIX

Buyer's or trustee's name

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

101 E PINE ST

Street address (after sale)

PERCY

City

IL

State

62272-0000

ZIP

618-559-0289

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:

BRADLEY D. PHOENIX

Name or company

101 E PINE ST

Street address

PERCY

City

IL

State

62272-0000

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

F-6576

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 41 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 2024

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

5 Comments

Land _____
Buildings _____
Total _____

Illinois Department of Revenue Use

Tab number

11 Full actual consideration	11	<u>192,000.00</u>
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241207967818
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00184

☒ 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:

CHRISTINE A. DOORE 7083 SAINT LEOS RD EVANSVILLE IL 62242-1603
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

1 079 38 R 22
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land
Buildings
Total

3 Year prior to sale 2024
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments

Illinois Department of Revenue Use

Tab number

RECORDED

01/21/2025 12:31 PM Pages: 3



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 10681 BOYD RD

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

01-017-019-00

2.30

Acres

Yes

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 12/30/2024

Date

5 Type of instrument (Mark with an "X."): Warranty deed

Quit claim deed

Executor deed

X Trustee deed

Beneficial interest Other (specify):

6 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

a Land/lot only

b X X 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 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 45,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20241207981073
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00186

515 S 8TH ST
Street address (after sale)

COULTERVILLE
City

IL
State

62237-1571
ZIP

618-781-2406

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

USA
Country

Mail tax bill to:

DONALD G. AVERBECK, JR.
Name or company

515 S 8TH ST
Street address

COULTERVILLE
City

IL
State

62237-1571
ZIP

Preparer Information

ABRAHAM L. FORTH - BARKAU, UNVERFEHRT & FORTH, P.C.

Preparer and company name

239 E SAINT LOUIS ST
Street address

buf@buflegal.com

Preparer's email address (if available)

USA
Country

Preparer's file number (if applicable)

Escrow number (if applicable)

NASHVILLE
City

IL
State

62263-1702
ZIP

618-327-4301

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 31 R 01
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land _____
Buildings _____
Total _____

3 Year prior to sale 2024

4 Does the sale involve a mobile home assessed as real estate? _____ Yes ☒ 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.

1 606 E BROADWAY ST

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S 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

17-041-004-00

0.32

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/17/2025
Date

5 Type of instrument (Mark with an "X"): X Warranty deed

Quit claim deed Executor deed Trustee 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

- 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 X Office
- g X 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 X 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

11 169,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107992814
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00191

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	169,000.00
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 <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	169,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	338.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	169.00
20	County tax stamps — multiply Line 18 by 0.25.	20	84.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	253.50

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

LOT 2 AND THE WEST HALF OF LOT 1 IN BLOCK 3 IN H.T. HARRIS ADDITION, TO STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, EXCEPTING A STRIP OF LAND BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN BLOCK 3; THENCE RUNNING WEST 8 FEET; THENCE SOUTH 80 FEET; THENCE EAST 8 FEET; THENCE NORTH 80 FEET TO THE PLACE OF BEGINNING, WHICH STRIP OF LAND IS TO BE USED FOR ALLEY PURPOSES ONLY.

AND,

A PARCEL OF LAND LYING WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF STEELEVILLE, AND BEING THE EAST 4 FEET OF AN ALLEY THAT EXTENDS FROM THE SOUTH RIGHT-OF-WAY OF ILLINOIS STATE HIGHWAY #43 SOUTHERLY 80 FEET AS VACATED BY ORDINANCE NO. 427-A PASSED BY THE VILLAGE BOARD OF STEELEVILLE ON THE 7TH DAY OF MAY, 1990, AND APPROVED ON SAID DAY, SAID REAL ESTATE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN BLOCK 3 IN H.T. HARRIS ADDITION TO STEELEVILLE, RANDOLPH COUNTY, ILLINOIS; THENCE RUNNING WEST 4 FEET; THENCE SOUTH 80 FEET; THENCE EAST 4 FEET; THENCE NORTH 80 FEET TO THE PLACE OF BEGINNING.

15-16-426-005

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

DENNIS SCHATTE

Seller's or trustee's name

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

502 S SPARTA ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2129

ZIP

618-317-4269

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

A & I BUILDERS, LLC

Buyer's or trustee's name

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

172 CUB LN

Street address (after sale)

AVA

City

IL

State

62907-2653

ZIP

618-559-0381

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: 20250107992814
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00191

Mail tax bill to:

A & I BUILDERS, LLC 172 CUB LN AVA IL 62907-2653
Name or company Street address City State ZIP

USA
Country

Preparer Information

ARBEITER LAW OFFICES/SW

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	41	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 sale.				
	Land				
	Buildings				
	Total				
3	Year prior to sale 2024				
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: 20250107992814

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R00191

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
KELLY SCHATTE	502 S SPARTA ST	STEELEVILLE	IL	622880000		USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1112 HENRY ST

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

CHESTER

62233-0000

City or village

ZIP

T7S 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

18-025-009-00

50 x 140

Sq. Feet

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

7/27/2020

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 X X 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 enter the date of the change. Date of significant change:

 Demolition/damage Additions Major remodeling
 New construction Other (specify):

10 Identify only the items that apply to this sale.

- a X Fulfillment of installment contract
year contract initiated : 2020
- b X Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Short sale
- h Bank REO (real estate owned)
- i Auction sale
- j Seller/buyer is a relocation company
- k Seller/buyer is a financial institution or government agency
- l Buyer is a real estate investment trust
- m Buyer is a pension fund
- n Buyer is an adjacent property owner
- o Buyer is exercising an option to purchase
- p Trade of property (simultaneous)
- q Sale-leaseback
- r Other (specify):
- s Homestead exemptions on most recent tax bill:
 - 1 General/Alternative 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 35,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107995342
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00194

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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. This is the net consideration subject to transfer tax.	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. This is the total amount of transfer tax due	21	52.50

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

LOT 3, BLOCK 5, OF OPDYKE'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED NOVEMBER 9, 1857, IN PLAT BOOK "C", PAGE 4, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.

17-24-229-007

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

PHILLIP KEETON

Seller's or trustee's name

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

753 SWANWICK ST
Street address (after sale)

CHESTER
City

IL
State

62233-1617
ZIP

618-826-0080
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

BRITTANEY STEPHENS

Buyer's or trustee's name

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

1112 HENRY ST
Street address (after sale)

CHESTER
City

IL
State

62233-1438
ZIP

618-509-1743
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:

BRITTANEY STEPHENS
Name or company

1112 HENRY ST
Street address

CHESTER
City

IL
State

62233-1438
ZIP

Preparer Information

USA
Country



Declaration ID: 20250107995342
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 00 194

R JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY &
GREMMELS

Preparer and company name

600 STATE ST

Street address

jkerkhover@gmail.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

618-826-5021

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62233-1634

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 48 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 2220
Buildings 27195
Total 29415

3 Year prior to sale 2019

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: 20250107995342

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00194

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
MARGARET KEETON	753 SWANWICK ST	CHESTER	IL	622330000	6188260080	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
KENNETH STEPHENS	1112 HENRY ST	CHESTER	IL	622330000	6184166113	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 223 BEM ST

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

CHESTER

62233-0000

City or village

ZIP

T7S 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

18-055-002-00

90 X 119

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/13/2025

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 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a Land/lot only

b X X 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 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

11 152,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20241207969111
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00197

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			152,000.00
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			152,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			304.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			152.00
20	County tax stamps — multiply Line 18 by 0.25.	20			76.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			228.00

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

LOTS 14, 15, AND 16 IN BLOCK 23 OF SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, EXCEPTING 41.6 FEET OFF THE NORTHWESTERLY SIDE OF SAID LOTS AS SHOWN BY PLAT DATED SEPTEMBER 24, 1847, AND RECORDED MARCH 1, 1880, IN PLAT BOOK "B" AT PAGE 23 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

17-13-436-003

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

BOBBY D. ROBERTS

Seller's or trustee's name

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

223 BEM ST

Street address (after sale)

CHESTER

City

IL

State

62233-1023

ZIP

000-000-0000

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

KATIE SURMAN

Buyer's or trustee's name

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

9926 SURMAN LN

Street address (after sale)

CHESTER

City

IL

State

62233-3228

ZIP

000-000-0000

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:

KATIE SURMAN

Name or company

9926 SURMAN LN

Street address

CHESTER

City

IL

State

62233-3228

ZIP

USA

Country

Preparer Information



Declaration ID: 20241207969111
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00197

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
600 STATE ST	CHESTER	IL 62233-1634
Street address	City	State ZIP
jasoncoffey191@gmail.com	618-826-5021	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 48 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 _____
Buildings _____
Total _____

3 Year prior to sale 2024
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: 20241207969111

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R00197

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
SUZANNE M. ROBERTS	223 BEM	CHESTER	IL	622330000	0000000000	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

2025R00233

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	67.50
COUNTY STAMP FEE	33.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	181.25

Step 1: Identify the property and sale information.

- 105 FIELD DR
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP
T7S R6W
Township
- Enter the total number of parcels to be transferred. 1
- Enter the primary parcel identifying number and lot size or acreage
18-188-014-50 0.30 Acres No
Primary PIN Lot size or acreage Unit Split Parcel
- Date of instrument: 1/24/2025
Date
- Type of instrument (Mark with an "X."): Warranty deed
X Quit claim deed Executer deed Trustee deed
Beneficial interest Other (specify):
- Yes X No Will the property be the buyer's principal residence?
- Yes X No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)
- Identify the property's current and intended primary use.
Current Intended
a Land/lot only
b X X 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):

- 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):
- 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	67,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107998908
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00233

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			67,500.00
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			67,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			135.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			67.50
20	County tax stamps — multiply Line 18 by 0.25.	20			33.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			101.25

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

LOT 24 OF BIRCHLER ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, CONTAINING LOTS 1 THROUGH 38, BOTH INCLUSIVE, AS PER PLAT RECORDED APRIL 18, 1972, IN PLAT BOOK "I" ON PAGE 75 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS

18-08-303-013

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

P&N PROPERTIES, INC

Seller's or trustee's name

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

PO BOX 632

Street address (after sale)

TEUTOPOLIS

City

IL

State

62467-0632

ZIP

217-246-3047

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

LANNY & ERICA EGGEMEYER

Buyer's or trustee's name

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

107 FIELD DR

Street address (after sale)

CHESTER

City

IL

State

62233-2239

ZIP

618-615-3275

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:

LANNY & ERICA EGGEMEYER

Name or company

107 FIELD DR

Street address

CHESTER

City

IL

State

62233-2239

ZIP

USA

Country

Preparer Information



Declaration ID: 20250107998908
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 00233

RICH PROBST - P&N PROPERTIES, INC

Preparer and company name

PO BOX 632

Street address

pandnproperties@yahoo.com

Preparer's email address (if available)

Preparer's file number (if applicable)

TEUTOPOLIS

City

217-246-3047

Preparer's daytime phone

Escrow number (if applicable)

IL

State

Phone extension

62467-0632

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 47 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

Buildings

Total

3 Year prior to sale 2024

4 Does the sale involve a mobile home assessed as real estate? Yes ☐ 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 9926 SURMAN LN

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

08-012-016-50

5.03

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 1/13/2025
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: _____
- 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 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 | 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	225,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20241207983908
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00242

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	225,000.00
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 <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	225,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	450.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	225.00
20	County tax stamps — multiply Line 18 by 0.25.	20	112.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	337.50

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

THE NORTH 4 ACRES OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

AND ALSO,

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WESTERLY ON THE NORTH LINE OF SAID QUARTER SECTION TO THE NORTHWEST CORNER OF A 4-ACRE TRACT AS CONVEYED TO PHILIP G. WINGERTER AND JENNIFER J. WINGERTER, HIS WIFE, IN JOINT TENANCY BY WARRANTY DEED DATED JULY 20, 1995, AND RECORDED JULY 24, 1995, IN BOOK 474 AT PAGE 282 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH ALONG THE WEST LINE OF AFORESAID 4-ACRE TRACT TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 81.921 FEET TO A POINT; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID 4-ACRE TRACT TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERLY ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING. SUBJECT TO A PUBLIC ROAD OVER THE NORTHERLY PART OF THIS DESCRIPTION.

18-09-200-022

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

KATIE L. LYNN

Seller's or trustee's name

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

223 BEM ST

Street address (after sale)

CHESTER

City

IL

State

62233-1023

ZIP

618-615-5859

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

HUNTER CUSHMAN

Buyer's or trustee's name

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

9926 SURMAN LN

Street address (after sale)

CHESTER

City

IL

State

62233-3228

ZIP



Declaration ID: 20241207983908
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00242

618-615-5494

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:

HUNTER CUSHMAN

Name or company

9926 SURMAN LN

Street address

CHESTER

City

IL

State

62233-3228

ZIP

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

609 STATE ST

Street address

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

CHESTER

City

IL

State

62233-1635

ZIP

kandklaw@frontier.com

Preparer's email address (if available)

618-826-4561

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 47 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 _____
Buildings _____
Total _____

3 Year prior to sale 2024
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: 20241207983908

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00242

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
RONALD M. CUSHMAN						
AMBER L. CUSHMAN						



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 218 W BELMONT

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-140-004-00

.95

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/15/2025

Date

5 Type of instrument (Mark with an "X."): Warranty deed

Quit claim deed

X

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

7 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a 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 X X 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:

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 72,000.00

12a Amount of personal property included in the purchase

12a 0.00

2025 R00246

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			72,000.00
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			72,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			144.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			72.00
20	County tax stamps — multiply Line 18 by 0.25.	20			36.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			108.00

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

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AND THENCE RUNNING WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE RUNNING IN A SOUTHERLY DIRECTION WITH A DEFLECTION ANGLE OF 91°47' ALONG A LINE PARALLEL WITH AND 150 FEET DISTANT WESTERLY FROM THE WESTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 150 AND ALONG THE WESTERLY LINE OF THE RANDOLPH COUNTY FARM BUREAU TRACT, FOR A DISTANCE OF 225.64 FEET; THENCE RUNNING WESTERLY WITH A DEFLECTION ANGLE OF 91°47' FOR A DISTANCE OF 161.55 FEET TO A POINT; THENCE RUNNING IN A NORTHERLY DIRECTION WITH A DEFLECTION ANGLE OF 88°28' FOR A DISTANCE OF 225.64 FEET TO APPOINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, AND RUNNING THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION TO THE POINT OF BEGINNING. SUBJECT TO THE USE OF THE PUBLIC OF THE NORTH 10 FEET THEREOF FOR STREET PURPOSES.

AND ALSO, A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 IN TOWNSHIP FIVE SOUTH, RANGE SIX WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, MORE PARTICULAR DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 IN TOWNSHIP FIVE SOUTH, RANGE SIX WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 360.73 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE RUNNING SOUTH WITH A DEFLECTION ANGLE OF 91° 32 MINUTES ALONG THE EASTERLY LINE OF THE DR. L.C. FIENE TRACT (FORMERLY THE MCKELVEY TRACT) FOR A DISTANCE OF 225.64 FEET; THENCE RUNNING EAST WITH A DEFLECTION ANGLE OF 88° 28' FOR A DISTANCE OF 20 FEET; THENCE RUNNING NORTH WITH A DEFLECTION ANGLE OF 91° 32 MINUTES FOR A DISTANCE OF 225.64 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION, AND THENCE RUNNING WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR PUBLIC ROAD PURPOSES OVER AND ACROSS THE NORTH 10 FEET THEREOF.

09-12-233-005

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

ERIC FIENE, EXECUTOR OF THE ESTATE OF LAWRENCE CHARLES FIENE,
 DECEASED

Seller's or trustee's name	Seller's trust number (if applicable - not an SSN or FEIN)		
3201 CLEARVIEW DR	AUSTIN	TX	78703-2745
Street address (after sale)	City	State	ZIP
512-507-3258	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



Declaration ID: 20250107992922
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R002410

☒ is true, correct, and complete.

Buyer Information

ALVIN SCHUETZ

Buyer's or trustee's name

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

218 W BELMONT ST

Street address (after sale)

SPARTA

City

IL

State

62286-1752

ZIP

352-476-5061

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:

ALVIN SCHUETZ

Name or company

218 W BELMONT ST

Street address

SPARTA

City

IL

State

62286-1752

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

Street address

CHESTER

City

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

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 36 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 sale.

Land 5110
Buildings
Total

3 Year prior to sale 2024

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: 20250107993898
Status: Closing Completed
Document No.: Not Recorded

13
RECORDED
01/27/2025 08:44 AM Pages: 4
State/County Stamp: 202500247
MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

4167754



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 109 N MAIN

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

ELLIS GROVE

62241-0000

City or village

ZIP

T6S 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

11-047-005-00

0.2200

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

1/7/2025

Date

5 Type of instrument (Mark with an "X."): Warranty deed

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X

Other (specify): Special Warranty Deed

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

7 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a Land/lot only

b X X 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 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 X 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 44,200.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107993898
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025B00247

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			44,200.00
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			44,200.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			89.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			44.50
20	County tax stamps — multiply Line 18 by 0.25.	20			22.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			66.75

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

LOT 2 IN BLOCK 1 OF HENRY BEARE'S FIRST ADDITION TO THE VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED JULY 2, 1895, IN PLAT BOOK "E" AT PAGE 10 1/2 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

PARCEL: 11-047-005-00

COMMONLY KNOWN AS: 109 N MAIN ST, ELLIS GROVE, IL 62241

13-17-151-011

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

RADIAN GUARANTY, INC.

Seller's or trustee's name: RADIAN GUARANTY, INC.
Street address (after sale): 550 E SWEDESFORD RD STE 350
City: WAYNE
State: PA
ZIP: 19087-1607
Seller's daytime phone: 800-646-8258
Phone extension:
Country: 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.

Buyer Information

PHILIP L HALL

Buyer's or trustee's name: PHILIP L HALL
Street address (after sale): PO BOX 14
City: WOODLAKE
State: TX
ZIP: 75865-0014
Buyer's daytime phone: 618-317-2233
Phone extension:
Country: 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:

Name or company: PHILIP L HALL
Street address: PO BOX 14
City: WOODLAKE
State: TX
ZIP: 75865-0014
Country: USA



Declaration ID: 20250107993898
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00247

Preparer Information

CHRIS LUCCI - RADIAN SETTLEMENT SERVICES

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
1000 GSK DR STE 210	CORAOPOLIS	PA 15108-1310
Street address	City	State ZIP
christopher.lucci@radian.com	412-494-0400	8131 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 43 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 _____
Buildings _____
Total _____

3 Year prior to sale 2024

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: 20250107995114
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp



DocId:8183570

Tx:4167781

RECORDED

01/28/2025 10:01 AM Pages: 3

2025R00266

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	15.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	125.00



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 109 WEST FIELD DRIVE

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

13-122-016-00	0.20	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/23/2025
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: _____
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 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	30,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107995114
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00266

JOHN H. AND PATRICIA A. 805 WESTSIDE ST RED BUD IL 62278-1363
Name of company Street address City State 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

1 079 34 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 sale.
Land _____
Buildings _____
Total _____

3 Year prior to sale 2024
4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ ☒ No
5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

2025R00268

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	250.00
COUNTY STAMP FEE	125.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	455.00

Step 1: Identify the property and sale information.

1 9 BRADLEY

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

13-141-391-50	0.274	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/24/2025
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: _____
- 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 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	250,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107997071
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00268

☒ 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

WILLIAM BRIAN URY AND KIMBERLY K. URY, TRUSTEES OF THE URY FAMILY
REVOCABLE TRUST DATED AUGUST 24, 2017

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
9 BRADLEY CT	RED BUD	IL	62278-1492
Street address (after sale)	City	State	ZIP
618-779-8173	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:

WILLIAM BRIAN URY AND KIMBERLY K. URY, TRUSTEES OF THE URY FAMILY REVOCABLE TRUST DATED AUGUST 24, 2017	9 BRADLEY CT	RED BUD	IL	62278-1492
	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

1 079 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 _____
Buildings _____
Total _____

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

2025R00271

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	300.00
COUNTY STAMP FEE	150.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	530.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 COUNTY LINE ROAD

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

PERCY 62272-0000
City or village ZIP

T5S R5W

Township

2 Enter the total number of parcels to be transferred. 4

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

02-036-009-00	20.31	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/16/2025
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: _____
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 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	300,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107988264
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00271

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	300,000.00
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	300,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	600.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	300.00
20	County tax stamps — multiply Line 18 by 0.25.	20	150.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	450.00

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

BEING PART OF THE S 1/2 OF SECTION 24 & PART OF THE N1/2 OF SECTION 25, ALL IN TSS, R5W, RANDOLPH COUNTY (PART OF THE DOERING KENNELS PROPERTY).
LEGAL DESCRIPTION - NEW PARCEL
THAT PART OF SECTIONS 24 AND 25, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00°25'14" EAST ON THE EAST LINE OF SAID EAST HALF, 233.88 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ADAM A. EPPLIN AND BRITTANY N. EPPLIN BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020R01425 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH 64°19'26" EAST ON THE SOUTH LINE OF SAID EPPLIN TRACT, 678.74 FEET TO AN IRON PIN SET; THENCE SOUTH 25°13'55" WEST, 1403.00 FEET TO AN IRON PIN SET; THENCE SOUTH 26°35'42" WEST, 735.25 FEET TO AN IRON PIN SET; THENCE SOUTH 42°00'31" WEST, 235.00 FEET TO AN IRON PIN SET; THENCE SOUTH 22°48'39" WEST, 80.00 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25; THENCE NORTH 88°47'29" WEST ON SAID SOUTH LINE, 855.15 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00°45'26" EAST ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1394.20 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 88°12'15" EAST ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 674.51 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24; THENCE NORTH 00°11'31" WEST ON THE WEST LINE OF SAID EAST HALF, 1330.18 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 88°26'13" EAST ON THE NORTH LINE OF SAID EAST HALF, 669.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 69.84 ACRES, MORE OR LESS, AND IS SUBJECT TO AN EXISTING 40 FEET WIDE EASEMENT THROUGH THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AND IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.
EXCEPT ANY INTEREST IN THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE LAND WHICH HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE STATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, IF ANY.

10-25-200-004; 10-24-400-011; 10-25-100-005; 10-24-300-004

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

JASON M. & JENNIFER M. WOLK, TRUSTEES

Seller's or trustee's name	Seller's trust number (if applicable - not an SSN or FEIN)		
14029 HIGHWAY 32	SAINTE GENEVIEVE	MO	63670-8882
Street address (after sale)	City	State	ZIP
573-450-4083	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



Declaration ID: 20250107988264
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00271

☒ is true, correct, and complete.

Buyer Information

HARALAMBOS & JACLYN SIOUTIS

Buyer's or trustee's name

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

410 N SPROUL RD

Street address (after sale)

BROOMALL

City

PA

State

19008-2029

ZIP

610-656-6005

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:

HARALAMBOS & JACLYN SIOUTIS

Name or company

410 N SPROUL RD

Street address

BROOMALL

City

PA

State

19008-2029

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

F-6664

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 35 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

Buildings

Total

3 Year prior to sale 2024

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: 20250107988264
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00271

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
02-037-011-00	37.34	Acres	No
02-036-017-00	10.53	Acres	No
02-037-012-00	1.45	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

2025R00286

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	70.50
COUNTY STAMP FEE	35.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	185.75

Step 1: Identify the property and sale information.

1 DILL LANE

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

SPARTA

City or village

62286-0000

ZIP

T5S R6W

Township

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

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

06-006-010-00

Primary PIN

8.40

Lot size or
acreage

Acres

Unit

Yes

Split
Parcel

4 Date of instrument: 1/15/2025

Date

5 Type of instrument (Mark with an "X."): Warranty deed

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X

Other (specify): Special Warranty Deed

6 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

a X Land/lot only

b X 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 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 70,360.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107991371
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00286

8220 RUNNING DEER RD
Street address (after sale)

SPARTA
City

IL
State

62286-3433
ZIP

814-314-8339

☒ 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:

ETHAN R. RENNER
Name or company

8220 RUNNING DEER RD
Street address

SPARTA
City

IL
State

62286-3433
ZIP

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)

USA
Country

Preparer's file number (if applicable)

Escrow number (if applicable)

RED BUD
City

IL
State

62278-1525
ZIP

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 36 F 01
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land _____
Buildings _____
Total _____

3 Year prior to sale 2024

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: 20250107991371

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00286

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
KELSEY D. RENNER	8220 RUNNING DEER RD	SPARTA	IL	622860000	3148039992	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 714 W SECOND ST
Street address of property (or 911 address, if available)

SPARTA 62286-0000
City or village ZIP

T5S R6W
Township

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

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

19-072-010-00	.29	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/28/2025
Date

5 Type of instrument (Mark with an "X.") : Warranty deed
Quit claim deed X 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

- a Land/lot only
- b X X 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):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	27.50
COUNTY STAMP FEE	13.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	121.25

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 X 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	3,949.00
2 Senior Citizens	1.00
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	27,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107985223
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00288

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			27,500.00
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			27,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			55.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			27.50
20	County tax stamps — multiply Line 18 by 0.25.	20			13.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			41.25

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

AN UNDIVIDED ONE-HALF INTEREST:

LOTS 1, 2 AND 3 OF BLOCK 1 OF W. F. WILSON'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, EXCEPT 55 FEET 6 INCHES OFF THE SOUTH END OF SAID LOTS; AND ALSO EXCEPT 25 FEET OFF THE WEST SIDE OF LOT 1 IN SAID BLOCK 1, CONVEYED BY WARRANTY DEED DATED OCTOBER 6, 1881, AND RECORDED NOVEMBER 1, 1881, IN BOOK 24, PAGE 65, ALL AS SHOWN BY PLAT RECORDED JUNE 6, 1872, IN PLAT BOOK "C" AT PAGE 95 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

09-01-454-001

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

CATHLEEN DEHNE, EXECUTOR OF THE ESTATE OF BONNIE LEE DEHNE

Seller's or trustee's name: CATHLEEN DEHNE, EXECUTOR OF THE ESTATE OF BONNIE LEE DEHNE
Street address (after sale): 915 BAYBERRY LN
City: RED BUD
State: IL
ZIP: 62278-2307
Seller's daytime phone: 618-559-8719
Phone extension:
Country: 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.

Buyer Information

LUCILLE M. CLAYTON

Buyer's or trustee's name: LUCILLE M. CLAYTON
Street address (after sale): 714 W 2ND ST
City: SPARTA
State: IL
ZIP: 62286-1657
Buyer's daytime phone: 618-317-7784
Phone extension:
Country: 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:

Name or company: LUCILLE M. CLAYTON
Street address: 714 W 2ND ST
City: SPARTA
State: IL
ZIP: 62286-1657



Declaration ID: 20250107985223
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00288

Preparer Information

Preparer and company name
PAIGE WELGE - ARBEITER LAW OFFICES

Street address
1019 STATE ST

Preparer's email address (if available)
rwa@arbeiterlaw.com

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

CHESTER

City

IL

State

62233-1657

ZIP

618-826-2369

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 36 R 22
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land

Buildings

Total

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number



2025R00289

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	27.50
COUNTY STAMP FEE	13.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 121.25



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 714 W SECOND ST

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

SPARTA

62286-0000

City or Village

ZIP

T5S R6W

Township

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

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

19-072-010-00

.29

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/28/2025
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 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

- a Land/lot only
b X X 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 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 X 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 3,949.00
2 Senior Citizens 1.00
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 27,500.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107985211
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00289

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			27,500.00
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			27,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			55.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			27.50
20	County tax stamps — multiply Line 18 by 0.25.	20			13.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			41.25

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

AN UNDIVIDED ONE-HALF INTEREST:

LOTS 1, 2 AND 3 OF BLOCK 1 OF W. F. WILSON'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, EXCEPT 55 FEET 6 INCHES OFF THE SOUTH END OF SAID LOTS; AND ALSO EXCEPT 25 FEET OFF THE WEST SIDE OF LOT 1 IN SAID BLOCK 1, CONVEYED BY WARRANTY DEED DATED OCTOBER 6, 1881, AND RECORDED NOVEMBER 1, 1881, IN BOOK 24, PAGE 65, ALL AS SHOWN BY PLAT RECORDED JUNE 6, 1872, IN PLAT BOOK "C" AT PAGE 95 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

09-01-454-001

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

CONNIE WOLTER

Seller's or trustee's name

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

8242 STATE ROUTE 3

Street address (after sale)

EVANSVILLE

City

IL

State

62242-1020

ZIP

618-559-5572

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

LUCILLE CLAYTON

Buyer's or trustee's name

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

714 W 2ND ST

Street address (after sale)

SPARTA

City

IL

State

62286-1657

ZIP

618-317-7784

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:

LUCILLE CLAYTON

Name or company

714 W 2ND ST

Street address

SPARTA

City

IL

State

62286-1657

ZIP



Declaration ID: 20250107985211
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00289

Preparer Information

Preparer and company name
PAIGE WELGE - ARBEITER LAW OFFICES
1019 STATE ST
Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

CHESTER

City

IL

State

62233-1657

ZIP

618-826-2369

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 36 R 22
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land

Buildings

Total

3 Year prior to sale 2024

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: 20250107985211

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00289

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
IRENE TABOR						

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1002 ST LOUIS

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-136-011-50

100' x 130'

Dimensions

No

Primary PIN

Lot size or
 acreage

Unit

Split
 Parcel

4 Date of instrument: 3/7/2022
 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: _____

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 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 : 2022

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 80,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107901552
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00291

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			80,000.00
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			80,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			160.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			80.00
20	County tax stamps — multiply Line 18 by 0.25.	20			40.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			120.00

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

LOT ONE (1) IN BLOCK "B" OF "GRANT PLACE SUBDIVISION", SPARTA, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN BOOK OF PLATS "G" ON PAGES 76 AND 77, EXCEPTING AND RESERVING TO GRANTORS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TEN FEET (10') OF EVEN WIDTH OFF THE EAST SIDE OF SAID LOT ONE (1),

AND ALSO

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TEN FEET (10') OF EVEN WIDTH OFF THE WEST SIDE OF LOT TWO (2) IN BLOCK "B" OF "GRANT PLACE SUBDIVISION", SPARTA, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN BOOK OF PLATS "G" ON PAGES 76 AND 77.

10-07-155-019

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

PAUL J. WILSON

Seller's or trustee's name

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

719 ASH ST.
Street address (after sale)

TILDEN
City

IL
State

62252-0000
ZIP

618-606-1950
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

MANUEL MOROCHO

Buyer's or trustee's name

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

11 PARK EST
Street address (after sale)

SPARTA
City

IL
State

62286-1946
ZIP

618-708-7809
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: 20250107901552
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00291

MANUEL MOROCHO 1002 S SAINT LOUIS ST SPARTA IL 62286-1945
Name or company Street address City State ZIP

Preparer Information

ARBEITER LAW OFFICES

Preparer and company name 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 35 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 sale.
- | | |
|-----------|-------|
| Land | 4775 |
| Buildings | 28235 |
| Total | 33010 |
- 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