



2025R00321

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

## PTAX-203

Illinois Real Estate  
Transfer Declaration

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

1 85 W MILL

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

RUMA

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

13-149-006-50

1.25

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel4 Date of instrument: 1/31/2025  
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): \_\_\_\_\_

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	197.00
COUNTY STAMP FEE	98.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	375.50

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: \_\_\_\_\_

<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 ☐ 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                   | 5,000.00  |
| 3 Senior Citizens Assessment Freeze | 12,425.00 |

## 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

11 197,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20241207984393  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00321

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			197,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			197,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			394.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			197.00
20	County tax stamps — multiply Line 18 by 0.25.	20			98.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			295.50

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

A PARCEL OF LAND IN THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 32 IN TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 32; THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 32 A DISTANCE OF 1325 FEET, TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE FROM SAID POINT OF BEGINNING RUNNING NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 32 A DISTANCE OF 200 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 32 A DISTANCE OF 270 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 32 A DISTANCE OF 200 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 32 A DISTANCE OF 270 FEET TO THE POINT OF BEGINNING.

01-32-476-001

**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**

CHARLOTTE LIEFER

Seller's or trustee's name

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

6898 WHITE SWAN LN

Street address (after sale)

RED BUD

City

IL

State

62278-4746

ZIP

618-604-9097

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**

BRANDON M. HICK

Buyer's or trustee's name

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

85 W MILL ST

Street address (after sale)

RUMA

City

IL

State

62278-2701

ZIP

618-560-8431

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.

# MyDec

Declaration ID: 20241207984393  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00321

**Mail tax bill to:**

BRANDON M. HICK  
Name or company  
85 W MILL ST  
Street address  
RUMA  
City  
IL  
State  
62278-2701  
ZIP

**Preparer Information**

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  
618-826-2369  
Preparer's daytime phone  
Escrow number (if applicable)  
IL  
State  
62233-1657  
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 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



Declaration ID: 20241207984393

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R00321

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
KALEY R. HICK	85 W. MILL	RUMA	IL	622780000		USA



## PTAX-203

### Illinois Real Estate Transfer Declaration

**2025R00326**

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	155.00
COUNTY STAMP FEE	77.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>312.50</b>

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

1 614 W UNIVERSITY AVE

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. 2

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

19-149-007-00	97' X 75.5'	Dimensions	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          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	155,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107985944  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00326

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	155,000.00
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. <b>This is the net consideration subject to transfer tax.</b>	17	155,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	310.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	155.00
20	County tax stamps — multiply Line 18 by 0.25.	20	77.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	232.50

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

PARCEL 1:

LOT 2 OF MEADOWBROOK SUBDIVISION IN THE CITY OF SPARTA, AS RECORDED IN PLAT BOOK "I", PAGE 50, SITUATED IN RANDOLPH COUNTY, ILLINOIS

PARCEL 2:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT AN OLD IRON PIN AT THE NORTHWEST CORNER OF THE AFOREMENTIONED NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER 255.11 FEET TO AN OLD IRON PIN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90 DEGREES 27 MINUTES 20 SECONDS 134.21 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING EASTERLY ON THE LAST DESCRIBED COURSE A DISTANCE OF 97 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89 DEGREES 55 MINUTES 05 SECONDS 117.21 FEET, MORE OR LESS, TO AN OLD IRON PIN AT THE SOUTHEAST CORNER OF LOT 2 OF MEADOWBROOK SUBDIVISION TO THE CITY OF SPARTA, IN RANDOLPH COUNTY, ILLINOIS, A SUBDIVISION AS SHOWN BY THE RECORDED PLAT THEREOF IN BOOK 5 OF PLATS AT PAGE 50 OF THE RANDOLPH COUNTY RECORDS; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90 DEGREES 18 MINUTES 50 SECONDS ALONG THE SOUTH LINE OF LOT 2 OF SAID MEADOWBROOK SUBDIVISION, A DISTANCE OF 97 FEET TO AN OLD IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS 115.63 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED, SITUATED IN RANDOLPH COUNTY, ILLINOIS.

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

09-01-201-002; 09-01-201-013

**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**

AIMEE M. CASH

Seller's or trustee's name

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

109 S MAIN ST  
Street address (after sale)

ELLIS GROVE  
City

IL  
State

62241-1461  
ZIP

618-708-2082  
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.



Declaration ID: 20250107985944  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00326

### Buyer Information

JUSTIN HEWITT

Buyer's or trustee's name

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

614 W UNIVERSITY AVE

Street address (after sale)

SPARTA

City

IL

State

62286-1040

ZIP

618-826-2515

Buyer's daytime phone

Phone extension

USA

Country

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

### Mail tax bill to:

JUSTIN HEWITT

Name or company

405 N HENRIETTA ST

Street address

OKAWVILLE

City

IL

State

62271-1737

ZIP

USA

Country

### Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

F-6663

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 36 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: 20250107985944  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00326

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-138-012-00	97' X 115.1'	Dimensions	No

Personal Property Table





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 418 MADISON ST

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

RED BUD

62278-0000

City or village

ZIP

T4S R8W

Township

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

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

13-084-003-00

.16

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/31/2025

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 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 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: 20250107902088

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00329

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			65,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			65,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			130.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			65.00
20	County tax stamps — multiply Line 18 by 0.25.	20			32.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			97.50

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

LOT NUMBER TWELVE IN BLOCK NUMBER TWO OF CHARLES PHILLIPS THIRD ADDITION TO THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED OCTOBER 16, 1874, RECORDED MAY 4, 1876 IN PLAT BOOK "G" AT PAGE 115, OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

01-04-302-001

**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**

THE MARLA A. THORPE REVOCABLE TRUST U/A DATED 1-9-24

Seller's or trustee's name

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

842 SUNFLOWER DR  
Street address (after sale)WATERLOO  
CityIL  
State62298-3172  
ZIP

618-779-4285

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**

ANTHONY &amp; JOHANNA KIMBERLIN

Buyer's or trustee's name

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

5620 L RD  
Street address (after sale)WATERLOO  
CityIL  
State62298-5022  
ZIP

618-560-8214

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:**ANTHONY & JOHANNA KIMBERLIN  
Name or company5620 L RD  
Street addressWATERLOO  
CityIL  
State62298-5022  
ZIP**Preparer Information**USA  
Country



Declaration ID: 20250107902088  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00329

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY  
TITLE CO.

Preparer and company name

231 S MAIN ST

Street address

closings@monroecountytitle.com

Preparer's email address (if available)

Preparer's file number (if applicable)

WATERLOO

City

Escrow number (if applicable)

IL

State

62298-1325

ZIP

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 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



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 1 COUNTRY VIEW CT

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

19-139-020-00	340 X 581 +/-	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 1/29/2025  
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): MOBILE HOME PARK

2025R00333

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	475.00
COUNTY STAMP FEE	237.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>792.50</b>

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

	Date
<input type="checkbox"/> Demolition/damage	<input type="checkbox"/> Additions
<input type="checkbox"/> New construction	<input type="checkbox"/> Major remodeling
<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	475,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107999075  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00333

602-687-0996

☒ 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:

COUNTRY VIEW MHP LLC 539 W COMMERCE ST STE 650 DALLAS TX 75208-1953  
Name or company Street address City State ZIP

Preparer Information

TAMMIE GREEN - PALMER ABSTRACT CO., INC. USA  
Preparer and company name Country  
503 N VAN BUREN ST P-24-308 P-24-308  
Street address Preparer's file number (if applicable) Escrow number (if applicable)  
tammie@palmerabstract.com MARION IL 62959-2339  
Preparer's email address (if available) City State ZIP  
618-993-3866 USA  
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 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  
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 1133 GEORGE

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

18-026-005-00

0.16

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/29/2025  
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 \_\_\_\_\_ 48,000.00

12a Amount of personal property included in the purchase

12a \_\_\_\_\_ 0.00



Declaration ID: 20250107901715  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00338

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			48,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			48,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			96.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			48.00
20	County tax stamps — multiply Line 18 by 0.25.	20			24.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			72.00

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

LOT 12 IN BLOCK 5 OF OPDYKE'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS.

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

PARCEL NO. 18-026-005-00

PROPERTY ADDRESS: 1133 GEORGE ST.  
CHESTER, IL 62233

17-24-229-014

**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**

BERNARD B KERKHOVER

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

1584 COUNTY ROAD 5 ROCKWOOD IL 62280-1110  
Street address (after sale) City State ZIP

618-615-7187 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**

NICOLAS CASTILLO

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

1133 GEORGE ST CHESTER IL 62233-1429  
Street address (after sale) City State ZIP

618-497-0667 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:



Declaration ID: 20250107901715  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R06338

NICOLAS CASTILLO 1133 GEORGE ST CHESTER IL 62233-1429  
Name or company Street address City State ZIP

**Preparer Information**

R JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS

USA  
Country

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  
jkerkhover@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				
Illinois Department of Revenue Use			Tab number		





## PTAX-203

### Illinois Real Estate Transfer Declaration

2025R00341

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	229.00
COUNTY STAMP FEE	114.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>423.50</b>

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

1 COUNTY ROAD 5

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

CHESTER 62233-0000  
City or village ZIP

T7S 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

04-031-016-00	22	Acres	Yes
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 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 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	228,800.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107991954  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00341

☒ 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:**

THE REVOCABLE TRUST OF VAN 2352 COUNTY ROAD 5 CHESTER IL 62233-2422  
ALAN HAMMEL 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 46 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: 20250107991954

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00341

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
04-024-013-00	23	Acres	Yes

**Personal Property Table**



## PTAX-203

### Illinois Real Estate Transfer Declaration

2025R00342

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	150.00
COUNTY STAMP FEE	75.00
RHSPC	13.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>305.00</b>

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

1 COUNTY ROAD 5

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

CHESTER

62233-0000

City or village

ZIP

T7S 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

04-031-016-00

21

Acres

Yes

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 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      150,000.00

12a Amount of personal property included in the purchase

12a      0.00



Declaration ID: 20250107991986  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00342

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

**Mail tax bill to:**

JASON R. PALMER 612 BRIAR MEADOW CT TROY IL 62294-2188  
Name or company Street address City State ZIP

USA  
Country

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name 205 E MARKET ST 205 E MARKET ST  
Street address Street address City State ZIP  
cooperlieferlaw@gmail.com 618-282-3866 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 46 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: 20250107991986  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00342

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
04-024-013-00	12	Acres	Yes

Personal Property Table



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 1700 CLORE

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

18-065-007-00	0.19	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 ☐ 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	38,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107900251  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00.343

### 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 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: 20250107902171  
Status: Closing Completed  
Document No.: Not Recorded

2

RECORDED  
02/04/2025 01:11 PM Pages: 3  
State/County Stamp: 2025R00350  
MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

4167944



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 504 N 5TH ST

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-077-007-00

.48

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/31/2025  
Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X

Other (specify): Administrator's 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 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	17.00
COUNTY STAMP FEE	8.50

TOTAL: 105.50

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:

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 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 17,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107902171  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00350

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			17,000.00
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			17,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			34.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			17.00
20	County tax stamps — multiply Line 18 by 0.25.	20			8.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			25.50

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

PARCEL 1: LOT 6 AND THE WEST 34 FEET OF LOT 7 IN BLOCK 23 IN THE TOWN, NOW VILLAGE OF BALDWIN, A SUBDIVISION IN RANDOLPH COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK D PAGE 1 OF THE RANDOLPH COUNTY RECORDS.

PARCEL 2: PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BALDWIN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 20 RODS TO THE NORTHWEST CORNER OF LOT 3 OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHERLY ON THE LAST DESCRIBED COURSE ALONG THE WEST LINE OF SAID LOT 3, 140.45 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90° 06' 10", 183 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89° 53' 50", 139.60 FEET TO AN IRON PIN ON THE NORTH LINE OF SAID LOT 3; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89° 50' 15" ALONG SAID NORTH LINE OF SAID LOT 3, 183 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EXISTING PUBLIC ROAD OVER THE WESTERLY 33 FEET THEREOF.

EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE SAME AS PROVIDED IN BOOK 825 PAGE 0248.

02-14-255-006; 02-14-251-001

**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**

THE ESTATE OF GARY E. ADAMS, ESTATE NO. 24-PR-0208

99-6762126

Seller's or trustee's name

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

6494 W 98TH DR  
Street address (after sale)

BROOMFIELD CO 80021-5443  
City State ZIP

303-913-5511

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**

KEITH A. ADAIR

Buyer's or trustee's name

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

111 E. POPLAR STREET  
Street address (after sale)

BALDWIN IL 62217-0000  
City State ZIP

# MyDec

Declaration ID: 20250107902171  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00350

618-443-7783

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:

KEITH A. ADAIR AND LORI A.

111 E POPLAR ST

BALDWIN

IL

62217-1156

ADAIR  
Name or company

Street address

City

State

ZIP

## Preparer Information

LAURIE BAUMGARTH - INVESTORS TITLE COMPANY

MI-251053

MI-251053

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1897 RICHARDSON RD

ARNOLD

MO

63010-3929

Street address

City

State

ZIP

lbaumgarth@mititlelc.com

636-296-3065

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 33 R  
County Township Class Cook-Minor Code 1 Code 2

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

Land \_\_\_\_\_  
Buildings \_\_\_\_\_  
Total \_\_\_\_\_

3 Year prior to sale 2024

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

5 Comments

MOBILE HOME SALVAGE VALUE ONLY.

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250107902171  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00350

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-068-007-00	.3	Acres	No

**Personal Property Table**



Declaration ID: 20250107902171

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00350

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
LORI A. ADAIR	111 E POPLAR ST.	BALDWIN	IL	622170000		USA



Declaration ID: 20250107900759  
Status: Closing Completed  
Document No.: Not Recorded

13

4167965

RECORDED

02/06/2025 08:18 AM Pages: 3

State/County Stamp: 202500361

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 7342 GUM SPRING LN

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. 2

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

11-059-003-00

2.167

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/31/2025  
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):

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	100.00
COUNTY STAMP FEE	50.00

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:         
Date

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

10 Identify only the items that apply to this sale.

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

#### Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	100,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107900759  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R003621

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			100,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	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. <b>This is the total amount of transfer tax due</b>	21			150.00

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

PART OF SURVEY 729, CLAIM 1001 IN TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN OLD STONE AT THE MOST WESTERLY CORNER OF A 50 ACRE TRACT OF LAND CONVEYED TO RUDOLPH W. RAHN, JR. AND ORALEE F. RAHN, BY WARRANTY DEED DATED OCTOBER 30, 1989, AND RECORDED IN BOOK 361, PAGE 249 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 50 ACRE TRACT, 300 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 50 ACRE TRACT, 390 FEET; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 90°00'00", 242 FEET; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 90°00'00", 390 FEET; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 90°00'00", 242 FEET TO THE POINT OF BEGINNING CONTAINING 2.167 ACRES, MORE OR LESS.

AND ALSO A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS TO AND FOR THE BENEFIT OF AND APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, AND SAID EASEMENT BEING DESCRIBED AS FOLLOWS: A 20 FEET WIDE EASEMENT FOR INGRESS AND EGRESS WHOSE CENTERLINE AS DESCRIBED AS COMMENCING AT AN OLD STONE AT THE MOST WESTERLY CORNER OF A 50 ACRE TRACT OF LAND CONVEYED TO RUDOLPH W. RAHN, JR. AND ORALEE F. RAHN BY WARRANTY DEED DATED OCTOBER 30, 1989, AND RECORDED IN BOOK 361, PAGE 249 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 50 ACRE TRACT 300 FEET; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 90°00'00", 38.17 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 86°24'36", 134.30 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40 FEET AN ARC DISTANCE OF 46.33 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG SAID TANGENT, 194.95 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET AN ARC DISTANCE OF 54.34 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG SAID TANGENT, 67 FEET TO THE CENTER OF A PUBLIC ROAD AND THERETO END.

13-28-200-007

**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**

MARK A. RAHN

Seller's or trustee's name

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

7342 GUM SPRING LN

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1814

ZIP

618-659-6659

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**

MARK RAHN



Declaration ID: 20250107900759  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00361

Buyer's or trustee's name  
7342 GUM SPRING LN  
Street address (after sale)  
618-515-0632  
Buyer's daytime phone  
Phone extension  
ELLIS GROVE  
City  
IL  
State  
62241-1814  
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:

MARK RAHN  
Name or company  
7342 GUM SPRING LN  
Street address  
ELLIS GROVE  
City  
IL  
State  
62241-1814  
ZIP  
USA  
Country

Preparer Information

THOMAS ANSELMO - DIAZ ANSELMO & ASSOCIATES LLC  
Preparer and company name  
1771 W DIEHL RD STE 120  
Street address  
realestate@dallegal.com  
Preparer's email address (if available)  
2025-00146-AM  
Preparer's file number (if applicable)  
NAPERVILLE  
City  
IL  
State  
60563-4917  
ZIP  
630-453-6800  
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	43	F	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				
	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: 20250107900759

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00361

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
11-059-002-00	2.167	Acres	No

**Personal Property Table**



Declaration ID: 20250107900759

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00361

### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CHELSEA LEANN RAHN	7342 GUM SPRING LN	ELLIS GROVE	IL	622411814	6185150632	USA



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 505 S SPARTA

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

17-050-004-00

0.24

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 2/5/2025

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 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	150.00
COUNTY STAMP FEE	75.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 305.00

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:

Date

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

11 150,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107903174  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R003625

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			150,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			150,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			300.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			150.00
20	County tax stamps — multiply Line 18 by 0.25.	20			75.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			225.00

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

LOT 5 AND LOT 6 EXCEPT THE SOUTH 31.94 FEET THEREOF, IN BLOCK 4 OF RANDALL'S SUBDIVISION IN THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS APPARENT AND OF RECORD.

PIN: 17-050-004-00

15-16-341-010

**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**

RICHARD D. SCHROEDER EXECUTOR OF THE E. JEAN SCHROEDER ESTATE

Seller's or trustee's name

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

11043 RABES LN

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2633

ZIP

618-615-1183

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**

JS FAMILY HOLDINGS, LLC

Buyer's or trustee's name

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

404 W SOUTH ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1923

ZIP

618-559-1198

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:**

JS FAMILY HOLDINGS, LLC

Name or company

404 W SOUTH ST

Street address

STEELEVILLE

City

IL

State

62288-1923

ZIP

2025 R00365

## Preparer Information

R JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS

600 STATE ST

Street address

jkerkhover@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 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

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 MARIGOLD ROAD

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

RUMA

62278-0000

City or village

ZIP

T5S R8W

Township

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

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

14-025-012-00

40.00

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/30/2025

Date

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

X Quit claim deed Executer 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 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 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 11 100,000.00  
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20241207980385  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00370

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

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

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, EXCEPTING SEVEN (7) ACRES OFF THE EAST SIDE THEREOF; ALL IN TOWNSHIP 5 SOUTH, RANGE 8 WEST OF THE 3RD P.M., RANDOLPH COUNTY, ILLINOIS, AND EXCEPTING FURTHER THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 620 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO A POINT; THENCE EAST 300 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHWEST QUARTER TO A POINT; THENCE SOUTH 302 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO A POINT; THENCE EAST 100 FEET ALONG A LINE PARALLEL TO SAID SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO A POINT; THENCE SOUTH 318 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE WEST 400 FEET ALONG THE SAID SOUTH LINE TO THE PLACE OF BEGINNING, CONTAINING FIVE (5) ACRES, MORE OR LESS. SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED.

07-21-100-002;

**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**

MICAH S. MOELLER

Seller's or trustee's name

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

9558 1ST RD

Street address (after sale)

RED BUD

City

IL

State

62278-4810

ZIP

618-791-2179

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**

RONALD MOELLER

Buyer's or trustee's name

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

9510 1ST RD

Street address (after sale)

RED BUD

City

IL

State

62278-4810

ZIP

618-210-0029

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: 20241207980385  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00370

Mail tax bill to:

RONALD MOELLER 9510 1ST RD RED BUD IL 62278-4810  
Name or company Street address City State ZIP

Preparer Information

DAVID H. FRIESS - FRIESS LAW FIRM

Preparer and company name 139 S MAIN ST  
Street address attorney.friess@gmail.com  
Preparer's email address (if available) 618-282-2444  
Preparer's daytime phone 62278-1104  
Escrow number (if applicable) IL State ZIP  
RED BUD City 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	



2025R00413

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

## PTAX-203

Illinois Real Estate  
Transfer Declaration

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

1 804 E PINE

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

17-107-002-00

0.18

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel4 Date of instrument: 2/10/2025  
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): \_\_\_\_\_

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	12.00
COUNTY STAMP FEE	6.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	98.00

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               | 1,294.00 |
| 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	12,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250207909109  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

0025R00413

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		12,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16	If this transfer is exempt, identify the provision.	16	b	k m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17		12,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		24.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		12.00
20	County tax stamps — multiply Line 18 by 0.25.	20		6.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		18.00

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

LOT 6 IN BLOCK 1 IN SHORT AND COMPANY'S SECOND ADDITION TO THE VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED ON AUGUST 17, 1908 IN PLAT BOOK "F" AT PAGE 40 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS EXCEPT COAL, OIL GAS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL OTHER RIGHTS AND EASEMENTS IN FAVOR OF THE OWNER OF THE MINERAL ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID ESTATE.  
HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

PERMANENT INDEX NUMBER(S): 17-107-002-00

PROPERTY ADDRESS: 804 E. PINE STREET, PERCY, IL 62272

15-12-352-006

**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**

HERMELINDO VELASQUEZ ORDONEZ

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
615 W 1ST ST \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-1603  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
618-317-4242 \_\_\_\_\_ 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**

MARQUEZ ALDANA MELESIO

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
804 E PINE ST \_\_\_\_\_ PERCY \_\_\_\_\_ IL \_\_\_\_\_ 62272-1326  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
618-615-5690 \_\_\_\_\_ 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:



Declaration ID: 20250207909109  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00413

MARQUEZ ALDANA MELESIO	804 E PINE ST	PERCY	IL	62272-1326
Name or company	Street address	City	State	ZIP
<b>Preparer Information</b>				
ARBEITER LAW OFFICES - JENNY WINGERTER		USA		
Preparer and company name		Country		
1019 STATE ST		Preparer's file number (if applicable)		
Street address		Escrow number (if applicable)		
rwa@arbeiterlaw.com		CHESTER		
Preparer's email address (if available)		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

<b>To be completed by the Chief County Assessment Officer</b>	
1	County <u>079</u> Township <u>41</u> Class <u>R</u> 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 <u>2024</u>
4	Does the sale involve a mobile home assessed as real estate? ____ Yes <input checked="" type="checkbox"/> No
5	Comments
Illinois Department of Revenue Use	
Tab number	



Declaration ID: 20250207909109

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R 00413

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
PAULINA AJANEL ROJOP	615 W 1ST ST	SPARTA	IL	622860000	6183174242	USA

### Additional Buyers Information

15



DocId:8183942

Tx:4168068

RECORDED

02/12/2025 12:23 PM Pages: 5



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 6004 MYERS

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. 24

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

03-017-003-50

10.8000

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/31/2025

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):

2025R00424

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	5,749.50
COUNTY STAMP FEE	2,874.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>8,704.25</b>

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

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 11,000.00

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 5,749,400.00

12a Amount of personal property included in the purchase

12a 0.00

2025R00424

ALONG A CURVE TO THE RIGHT WITH CHORD BEARING SOUTH 61° 47' 13", WEST 504.12 FEET, A RADIUS OF 3789.72 FEET, AND AN ARC LENGTH OF 504.49 FEET TO A POINT; THENCE SOUTH 65° 36' 02" WEST, 2411.61 FEET TO AN IRON ROD SET IN THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE NORTH 00° 08' 10" EAST, 1456.78 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 12, PASSING AN IRON ROD FOUND AT 588.56 FEET, TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF THE DOERING KENNELS PROPERTY (BOOK 497, PAGE 656); THENCE ALONG SAID DOERING KENNELS PROPERTY THE FOLLOWING THREE (3) CALLS; THENCE SOUTH 89° 51' 50" EAST, 700.00 FEET TO AN IRON ROD SET; THENCE NORTH 00° 08' 10" EAST, 672.00 FEET TO AN IRON ROD SET; THENCE NORTH 89° 51' 50" WEST, 700.00 FEET TO AN IRON ROD SET IN THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE SOUTH 00° 08' 10" WEST, 183.45 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 88° 31' 22" WEST, 1320.68 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE SOUTH 00° 04' 10" WEST, 1083.40 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO AN IRON ROD SET IN THE SOUTH LINE OF AN EXISTING ELECTRIC DISTRIBUTION LINE EASEMENT (ILLINOIS POWER COMPANY - BOOK 212, PAGE 260); THENCE ALONG THE SOUTH LINE OF SAID EASEMENT THE FOLLOWING SIX (6) CALLS; THENCE SOUTH 80° 12' 11" WEST, 1310.62 FEET TO AN IRON ROD SET; THENCE SOUTH 09° 47' 49" EAST, 65.50 FEET TO AN IRON ROD SET; THENCE SOUTH 80° 12' 11" WEST, 28.84 FEET TO AN IRON ROD SET; THENCE SOUTH 88° 59' 41" WEST, 28.84 FEET TO AN IRON ROD SET; THENCE NORTH 01° 00' 19" WEST, 65.50 FEET TO AN IRON ROD SET; THENCE SOUTH 88° 59' 41" WEST, 2838.36 FEET TO AN IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL/CANADIAN NATIONAL RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) CALLS; THENCE NORTH 34° 26' 36" WEST, 443.28 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH CHORD BEARING NORTH 28° 27' 32" WEST 1184.31 FEET, A RADIUS OF 5679.58 FEET, AND AN ARC LENGTH OF 1186.47 FEET TO A POINT; THENCE NORTH 22° 28' 28" WEST, 1097.64 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH CHORD BEARING NORTH 19° 14' 52" WEST 639.34 FEET, A RADIUS OF 5679.58 FEET, AND AN ARC LENGTH OF 639.68 FEET TO A POINT; THENCE NORTH 16° 01' 16" WEST, 997.88 FEET TO AN IRON ROD SET IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE SOUTH 89° 55' 06" EAST, 632.16 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE NORTH 00° 27' 40" EAST, 1328.20 FEET TO AN IRON ROD SET AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE SOUTH 89° 46' 28" EAST, 584.16 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 TO AN IRON ROD SET, SAID CORNER BEING LOCATED NORTH 89° 46' 28" WEST, 736.30 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00° 10' 49" EAST, 724.98 FEET ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF THE PAUL & SENDRA MILLER PROPERTY (BOOK 381, PAGE 69) TO AN ANGLE IRON FOUND; THENCE SOUTH 89° 35' 12" EAST, 739.78 FEET TO AN ANGLE IRON FOUND IN THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 00° 27' 20" WEST, 78.63 FEET ALONG SAID WEST LINE TO AN IRON ROD SET IN A LINE LYING 30 FEET NORTHWEST OF AND PARALLEL TO THE CENTERLINE OF AN EXISTING MINE HAUL ROAD; THENCE ALONG SAID LINE LYING 30 FEET NORTHWEST OF AND PARALLEL TO THE CENTERLINE OF SAID EXISTING MINE HAUL ROAD THE FOLLOWING SIX (6) CALLS; THENCE NORTH 35° 48' 49" EAST, 527.37 FEET TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT WITH CHORD BEARING NORTH 56° 56' 49" EAST 931.45 FEET, A RADIUS OF 1444.12 FEET, AND AN ARC LENGTH OF 948.40 FEET TO AN IRON ROD SET; THENCE NORTH 75° 51' 20" EAST, 280.36 FEET TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE LEFT WITH CHORD BEARING NORTH 50° 41' 32" EAST 102.05 FEET, A RADIUS OF 120.00 FEET, AND AN ARC LENGTH OF 105.40 FEET TO AN IRON ROD SET; THENCE NORTH 25° 31' 45" EAST, 617.67 FEET TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT WITH CHORD BEARING NORTH 38° 12' 26" EAST 802.08 FEET, A RADIUS OF 1863.10 FEET, AND AN ARC LENGTH OF 808.40 FEET TO AN IRON ROD SET IN THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 89° 37' 11" EAST, 378.90 FEET ALONG THE NORTH LINE OF SAID SECTION 2 TO AN IRON ROD FOUND; THENCE SOUTH 89° 50' 56" EAST, 5360.58 FEET ALONG THE NORTH LINE OF SAID SECTION 2 AND THE NORTH LINE OF SAID SECTION 1 TO THE POINT OF BEGINNING. LESS AND EXCEPT 30 FEET OF EVEN WIDTH OFF THE SOUTH SIDE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2. SAID EXCEPTION CONTAINING 0.908 ACRES, MORE OR LESS.

SAID PARCEL TO CONTAIN 1,532.942 ACRES, MORE OR LESS, PER SURVEY BY MITCHELL R. GARRETT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3085, DATED 5/23/2003.

SAID PARCEL BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE. ALL SITUATED IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS.

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

## 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



Declaration ID: 20250107900666

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00424

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
03-001-002-50	46.3700	Acres	No
03-001-002-00	116.6300	Acres	No
03-001-001-50	45.8100	Acres	No
03-001-001-00	118.1900	Acres	No
03-001-003-00	160.0000	Acres	No
03-001-004-00	80.0000	Acres	No
03-001-005-00	40.0000	Acres	No
03-001-006-00	40.0000	Acres	No
03-001-014-00	48.3900	Acres	No
03-001-010-00	57.5900	Acres	No
03-002-006-00	12.1500	Acres	No
03-002-007-00	11.5000	Acres	No
03-002-009-00	80.0000	Acres	No
03-002-010-00	159.0000	Acres	No
03-015-009-00	55.2100	Acres	No
03-015-008-00	110.7600	Acres	No
03-015-008-50	37.2600	Acres	No
03-017-005-00	71.8200	Acres	No
03-017-004-00	40.3100	Acres	No
03-017-001-00	78.0000	Acres	No
03-017-003-00	31.8500	Acres	No
03-017-002-00	37.3500	Acres	No
03-017-015-00	9.4000	Acres	No

### Personal Property Table



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 4801 CHESTER RD

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

07-038-008-00	0.55	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/7/2025  
 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
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	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	22,765.00
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	185,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20250207905325  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00427

618-623-2621

☒ 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:

SARA W. JORDAN 4801 CHESTER RD CHESTER IL 62233-3107  
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name 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 42 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 7325 KASKASKIA ST

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-056-002-00

0.43

Acres

No

Primary PIN

09-056-011-00

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 2/7/2025  
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): \_\_\_\_\_

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	46.00
COUNTY STAMP FEE	23.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 149.00

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: \_\_\_\_\_

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 45,580.00  
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250207905295  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00428

RANDY J. AND MELISSIA F. MOORE

Buyer's or trustee's name

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

7325 KASKASKIA ST  
Street address (after sale)

BALDWIN  
City

IL  
State

62217-1053  
ZIP

618-284-3349  
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:

RANDY J. AND MELISSIA F. MOORE 7325 KASKASKIA ST  
Name or company Street address

BALDWIN  
City

IL  
State

62217-1053  
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  
Street address

RED BUD  
City

IL  
State

62278-1525  
ZIP

cooperlieferlaw@gmail.com  
Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA  
Country

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

Identify any required documents submitted with this form. (Mark with an "X.")

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 33 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.

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



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 7323 KASKASKIA ST

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-056-003-00

0.54

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 2/7/2025  
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): \_\_\_\_\_

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	69.00
COUNTY STAMP FEE	34.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 183.50

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	11,000.00
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	68,900.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250207905276  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00429

Buyer's or trustee's name  
6805 KRIS LN  
Street address (after sale)  
Buyer's trust number (if applicable - not an SSN or FEIN)  
RED BUD IL 62278-4353  
City State ZIP

618-214-6032  
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:

SAM J. AND GINA Y. HOUSTON 6805 KRIS LN RED BUD IL 62278-4353  
Name or company Street address City State ZIP

USA  
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name  
205 E MARKET ST  
Street address  
Preparer's file number (if applicable) Escrow number (if applicable)  
RED BUD IL 62278-1525  
City State ZIP

coopertieferlaw@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 33 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

2025R00430

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.

1 313 N LEWIS 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

19-118-002-00	0.0900	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/10/2025  
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 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	30,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250207907361  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00430

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			30,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			30,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			60.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			30.00
20	County tax stamps — multiply Line 18 by 0.25.	20			15.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			45.00

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

LOT 3 IN BLOCK 2 OF MOFFAT'S ADDITION TO THE CITY OF SPARTA, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK "F" ON PAGE 86 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

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

09-01-282-002

**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**

KENNETH R. AND JEANNE M. SLAVENS

Seller's or trustee's name

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

8533 BALDWIN RD  
Street address (after sale)

SPARTA  
City

IL  
State

62286-3403  
ZIP

618-615-2151  
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**

MARGARET ZIERENBERG

Buyer's or trustee's name

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

313 N LEWIS ST  
Street address (after sale)

SPARTA  
City

IL  
State

62286-1221  
ZIP

618-317-5885  
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:**

MARGARET ZIERENBERG  
Name or company

313 N LEWIS ST  
Street address

SPARTA  
City

IL  
State

62286-1221  
ZIP



Declaration ID: 20250207907361  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00430

### Preparer Information

USA

Country

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)

Preparer's file number (if applicable)

RED BUD

City

618-282-3866

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62278-1525

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 36 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: 20250207907361  
Status: Closing Completed  
Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R00430

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ROSE PURDON	313 N. LEWIS STREET	SPARTA	IL	622860000	6183175885	USA



2025R00431

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
<b>Total:</b>	<b>185.00</b>



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 1701 HILLCREST DR

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

SPARTA 62286-0000

City or village ZIP

T4S 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

19-163-064-50	1.22	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/3/2025  
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	70,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250107900835  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00431

☒ 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

STEARNS PROPERTIES, LLC

Buyer's or trustee's name

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

612 CAMBRIDGE DR

Street address (after sale)

SPARTA

City

IL

State

62286-2111

ZIP

618-977-7498

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:

STEARNS PROPERTIES, LLC

Name or company

612 CAMBRIDGE DR

Street address

SPARTA

City

IL

State

62286-2111

ZIP

USA

Country

### Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

Identify any required documents submitted with this form. (Mark with an "X.")

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

### To be completed by the Chief County Assessment Officer

1 079 32 C  
County Township Class Cook-Minor Code 1 Code 2

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

1 303 JANET AVE

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

SPARTA

62286-0000

City or village

ZIP

T5S 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

19-130-008-00

0.17

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/27/2025

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

c X 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        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	65.00
COUNTY STAMP FEE	32.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>177.50</b>

2025R00437

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

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 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 65,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107988957  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00437

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		65,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16	If this transfer is exempt, identify the provision.	16	b	k m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17		65,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		130.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		65.00
20	County tax stamps — multiply Line 18 by 0.25.	20		32.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		97.50

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

LOT 2 OF PETER SCHRUMPF'S GREEN ACRES SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTH ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, 12 ½ RODS; THENCE CONTINUING NORTH 15 FEET ON SAID EAST LINE; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, 8 ½ RODS TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, 66'; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, 120'; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, 66' TO A POINT 8 ½ RODS WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 7, 120' TO THE POINT OF BEGINNING, SITUATED IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS.

10-07-152-028

**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**

ALLIE K. MINTON

Seller's or trustee's name

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

12000 BLACKSTUMP RD

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1250

ZIP

618-317-4488

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**

RAPHAEL JOHN KLINGER

Buyer's or trustee's name

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

303 JANET AVE

Street address (after sale)

SPARTA

City

IL

State

62286-1950

ZIP

717-867-4269

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250107988957  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00437

☒ 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:

RAPHAEL JOHN KLINGER      303 JANET AVE      SPARTA      IL      62286-1950  
Name or company      Street address      City      State      ZIP

USA  
Country

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name      Preparer's file number (if applicable)      Escrow number (if applicable)  
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      35      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: 20250107988957

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00437

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
PATRICIA L. VALLEROY						

### Additional Buyers Information



## PTAX-203

 Illinois Real Estate  
 Transfer Declaration

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

1 214 BEN 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

18-182-010-50

0.28

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 2/12/2025

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	121.00
COUNTY STAMP FEE	60.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>261.50</b>

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

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

10 Identify only the items that apply to this sale.

- a ☐ 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	121,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20250207909268  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00441

KADEN D. FREYTAG	214 BEN ST	CHESTER	IL	62233-2232
Name or company	Street address	City	State	ZIP
<b>Preparer Information</b>				
REBECCA COOPER - COOPER & LIEFER LAW OFFICES		USA		
Preparer and company name		Country		
205 E MARKET ST		Preparer's file number (if applicable)	Escrow number (if applicable)	
Street address		RED BUD	IL	62278-1525
		City	State	ZIP
cooperlieferlaw@gmail.com		618-282-3866		USA
Preparer's email address (if available)		Preparer's daytime phone	Phone extension	Country

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

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

<b>To be completed by the Chief County Assessment Officer</b>				
1	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			
Illinois Department of Revenue Use			Tab number	



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 501 HICKORY

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

EVANSVILLE

62242-0000

City or village

ZIP

T5S R8W

Township

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

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

14-070-007-00

60' X 114.92'

Dimensions

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/29/2025

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 X Homestead exemptions on most recent tax bill:
  - 1 General/Alternative 11,000.00
  - 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 70,000.00

12a Amount of personal property included in the purchase 0.00



Declaration ID: 20241007919261  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00444

### 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  
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 BLACKJACK ROAD

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

RED BUD 62278-0000

City or village ZIP

T4S R8W

Township

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

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

13-028-020-00	21.71	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/11/2025  
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	391,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250207909228  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00445

Buyer's or trustee's name  
4448 BLACK JACK RD  
Street address (after sale)  
618-779-3051  
Buyer's daytime phone  
Phone extension  
Buyer's trust number (if applicable - not an SSN or FEIN)  
RED BUD  
City  
IL  
State  
62278-2318  
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:

ALBERT E. AND TAMMY L.  
Name of company  
4448 BLACK JACK RD  
Street address  
RED BUD  
City  
IL  
State  
62278-2318  
ZIP  
USA  
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name  
205 E MARKET ST  
Street address  
cooperlieferlaw@gmail.com  
Preparer's email address (if available)  
Preparer's file 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 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



Declaration ID: 20250207909228  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00445

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
13-029-006-00	21.80	Acres	No

Personal Property Table

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	12.00
COUNTY STAMP FEE	6.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>98.00</b>



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

##### 1 ENVERMARY LANE

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

07-028-005-00	6	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/14/2025  
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: \_\_\_\_\_

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

2025R00460

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			12,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			12,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			24.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			12.00
20	County tax stamps — multiply Line 18 by 0.25.	20			6.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			18.00

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

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, IN TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 20; THENCE NORTH ALONG AND WITH THE EAST LINE OF THE AFORESAID QUARTER QUARTER, A DISTANCE OF 950 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE AFORESAID QUARTER QUARTER, A DISTANCE OF 235 FEET TO A POINT; THENCE SOUTH 05 DEGREES WEST, A DISTANCE OF 954 FEET, MORE OR LESS TO THE SOUTH LINE OF THE AFORESAID QUARTER QUARTER; THENCE EAST ALONG AND WITH THE SOUTH LINE OF THE AFORESAID QUARTER QUARTER, A DISTANCE OF 320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 6.0 ACRES.

### 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

RONALD L KORANDO  
Seller's or trustee's name  
9836 SURMAN LN  
Street address (after sale)  
618-615-3444  
Seller's daytime phone  
CHESTER  
City  
IL  
State  
62233-3226  
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

PAUL G. KRANTZ  
Buyer's or trustee's name  
5001 ENVER MARY RD  
Street address (after sale)  
618-407-6506  
Buyer's daytime phone  
CHESTER  
City  
IL  
State  
62233-3450  
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:



# MyDec

Declaration ID: 20250107904102  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00400

PAUL G. KRANTZ

Name or company

5001 ENVER MARY RD

Street address

CHESTER

City

IL

State

62233-3450

ZIP

## Preparer Information

GAIL KIMMICH-ARBEITER LAW OFFICES

Preparer and company name

USA

Country

1019 STATE ST

Street address

Preparer's file number (if applicable)

Escrow 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

1 074 42 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: 20250107904102

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00460

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JULIE KRANTZ	5001 ENVERMARY RD	CHESTER	IL	622330000	6184076506	USA



Declaration ID: 20250207911908  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

18

41168122

RECORDED

02/18/2025 08:48 AM Pages: 3

2025R00466

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS



PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 2311 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

18-171-013-00

1200

Sq. Feet

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

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 11,001.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250207911908

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00466

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			11,001.00
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			11,001.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			23.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			11.50
20	County tax stamps — multiply Line 18 by 0.25.	20			5.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			17.25

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

LOT 7 OF CHAMPTOWN VILLAGE AS SHOW BY PLAT RECORDED IN BOOK "C" OF PLATS AT PAGE 20 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

ALSO, A PARCEL OF LAND ADJOINING THE SAID LOT 7 ON THE EAST END OF THE SAME WIDTH, WHICH PARCEL OF LAND IS DESCRIBED AS FOLLOWS: BEGINNING AT THE QUARTER SECTION CORNER ON THE SOUTH SIDE OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST IF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTH 55 DEGREES 30' EAST OF 478 FEET; THENCE NORTH 25 DEGREES WEST 25.2 FEET TO A STAKE AT THE SOUTHWEST CORNER OF SAID LOT 7 CAMPTOWN VILLAGE; THENCE SOUTH 49 DEGREES EAST ON SOUTH LINE OF SAID LOT 7, 150 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7 AND BEGINNING POINT OF THE PARCEL OF LAND HEREIN CONVEYED; THENCE SOUTH 49 DEGREES EAST 80 FEET TO A POINT ON TH WEST RIGHT - OF -WAY LINE OF STATE ROAD ROUTE #150; THENCE NORTH 34 DEGREES EAST ON SAID LINE 60 FEET TO NORTH LINE OF LOT 7 CAMPTOWN VILLAGE EXTENDED EASTERLY; THENCE NORTH 49 DEGREES WEST 80 FEET OR TO THE NORTHEASTERLY CORNER OF SAID LOT 7; THENCE ON A STRAIGHT LINE 60 FEET TO THE PLACE OF BEGINNING. ALL OF THE ABOVE DESCRIBED LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

EXCEPT THAT PART CONVEYED TO THE CITY OF CHESTER BY DEED DATED JUNE 22,2000 AND RECORDED DECEMBER 12, 2000 IN BOOK 609 AT PAGE 903, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

18-07-454-001

**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**

WELLS FARGO BANK, N.A.

Seller's or trustee's name

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

1 HOME CAMPUS

Street address (after sale)

DES MOINES

City

IA

State

50328-0001

ZIP

847-465-9898

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**

SLEEPY HOG PROPERTIES, LLC

Buyer's or trustee's name

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

406 SANDPINE CT

Street address (after sale)

BRANDON

City

FL

State

33511-8038

ZIP

# MyDec

Declaration ID: 20250207911908

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R004666

813-486-3721

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:**

SLEEPY HOG PROPERTIES, LLC

Name or company

406 SANDPINE CT

Street address

BRANDON

City

FL

State

33511-8038

ZIP

**Preparer Information**

BRIAN SEGEL - SEGEL LAW GROUP, INC

Preparer and company name

USA

Country

240487328NR

Preparer's file number (if applicable)

Escrow number (if applicable)

1827 WALDEN OFFICE SQ STE 450

Street address

SCHAUMBURG

City

IL

State

60173-4287

ZIP

office@segellaw.com

Preparer's email address (if available)

847-465-9898

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 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



2025R00469

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

## PTAX-203

Illinois Real Estate  
Transfer Declaration

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

1 8032 PRESTON RD

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

WALSH 62297-0000

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

10-016-014-00

1.66

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel4 Date of instrument: 2/14/2025  
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:

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 X Homestead exemptions on most recent tax bill:

1 General/Alternative 2,000.00

2 Senior Citizens 6,000.00

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: 20250207907596

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00469

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. <b>This is the net consideration subject to transfer tax.</b>	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. <b>This is the total amount of transfer tax due</b>	21			120.00

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

A PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11, THENCE EASTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 471 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE CONTINUING EASTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 279 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 148 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 212 FEET TO A POINT; THENCE SOUTHWESTERLY FOR A DISTANCE OF 162.45 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND ALSO, COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 950 FEET TO A POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 140 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 200 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 8 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 225 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR A DISTANCE OF 148 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID QUARTER SECTION FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

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

AND ALSO, A PART OF THE SOUTH ONE-HALF (S  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER, (SW  $\frac{1}{4}$ ) OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF SECTION 11 TOWNSHIP 5 SOUTH RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) FOR A DISTANCE OF 750 FEET FOR THE PLACE OF BEGINNING; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, FOR A DISTANCE OF 140 FEET TO A POINT, THENCE EASTERLY, PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, FOR A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, FOR A DISTANCE OF 140 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID QUARTER SECTION FOR A DISTANCE OF 200 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS.

08-11-300-005

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**



Declaration ID: 20250207907596  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00409

JANET LYNN LANGREHR

Seller's or trustee's name

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

262 N LEWIS ST

Street address (after sale)

SPARTA

City

IL

State

62286-1220

ZIP

618-443-2187

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

COLEY E. SCHLUETER

Buyer's or trustee's name

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

8032 PRESTON RD

Street address (after sale)

WALSH

City

IL

State

62297-1000

ZIP

618-599-9511

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:

COLEY E. SCHLUETER

Name or company

8032 PRESTON RD

Street address

WALSH

City

IL

State

62297-1000

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

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 37 R  
County Township Class Cook-Minor Code 1 Code 2

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

Land \_\_\_\_\_  
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

02/18/2025 10:53 AM Pages: 6

2025R00477

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 309 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

11-055-003-00

100' x 134'

Dimensions

No

Primary PIN

Lot size or

Unit

Split

acreage

Parcel

4 Date of instrument:

2/18/2025

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 6,000.00

2 Senior Citizens 5,000.00

3 Senior Citizens Assessment Freeze 17,475.00

#### 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: 20250107901346  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00477

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			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. <b>This is the net consideration subject to transfer tax.</b>	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. <b>This is the total amount of transfer tax due</b>	21			93.00

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

LOT TWO (2) AND A PARCEL OF LAND BETWEEN LOT TWO (2) AND COUNTY ROAD NORTH OF LOT TWO (2) BEING TEN FEET WIDE AND 100 FEET LONG ALL BEING IN GREEN ACRES SUBDIVISION IN THE VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, AND LOCATED IN PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 13 AND PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 17 IN TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN IN THE OFFICE OF THE CIRCUIT CLERK AND RECORDER OF RANDOLPH COUNTY, ILLINOIS IN VOLUME "3" OF PLATS ON PAGE 36, RECORDED MARCH 13, 1961.

13-18-228-003

**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**

CARLENE MORRISON BY DONALD L. MORRISON, ATTORNEY IN FACT

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
161 3 SPRINGS RD \_\_\_\_\_ CHESTER IL 62233-1064  
Street address (after sale) \_\_\_\_\_ City State ZIP  
618-615-2241 \_\_\_\_\_ 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**

DONNA SCHROEDER

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
309 N MAIN ST \_\_\_\_\_ ELLIS GROVE IL 62241-1453  
Street address (after sale) \_\_\_\_\_ City State ZIP  
618-826-2120 \_\_\_\_\_ 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:**

DONNA SCHROEDER \_\_\_\_\_ 309 N MAIN ST \_\_\_\_\_ ELLIS GROVE IL 62241-1453  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City State ZIP



Declaration ID: 20250107901346  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00477

### Preparer Information

Preparer and company name  
ARBEITER LAW OFFICES/SW  
1019 STATE ST  
Street address

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

USA

Country

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 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



## PTAX-203

Illinois Real Estate  
Transfer Declaration

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

1 1317 OAK

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

18-062-015-00

Primary PIN

40' X 150'

Lot size or  
acreage

Dimensions

Unit

No

Split  
Parcel

4 Date of instrument:

2/12/2025

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 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: \_\_\_\_\_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 75,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250207909251  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00486

### Preparer Information

Preparer and company name  
REBECCA COOPER - COOPER & LIEFER LAW OFFICES  
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 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



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 2454 LAURENT RD  
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

<u>15-042-077-00</u>	<u>0.64</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/6/2025  
Date

5 Type of instrument (Mark with an "X.") : Warranty deed  
X 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 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 Bank REO (real estate owned)  
i Auction sale  
j Seller/buyer is a relocation company  
k Seller/buyer is a financial institution or government agency  
l Buyer is a real estate investment trust  
m Buyer is a pension fund  
n Buyer is an adjacent property owner  
o Buyer is exercising an option to purchase  
p Trade of property (simultaneous)  
q Sale-leaseback  
r Other (specify):  
s Homestead exemptions on most recent tax bill:  
1 General/Alternative 0.00  
2 Senior Citizens 0.00  
3 Senior Citizens Assessment Freeze 0.00

#### Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20250207907402  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00487

Mail tax bill to:

JOSHUA W. AND BRIDGETT M. 2436 LAURENT RD PRAIRIE DU ROCHER IL 62277-1851  
Name of company Street address City State ZIP

USA  
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name 205 E MARKET ST 618-282-3866  
Street address City State ZIP  
cooperlieferlaw@gmail.com  
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 39 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



2025R00488

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 315 N MARKET ST

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

SPARTA

62286-0000

City or village

ZIP

T5S 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

19-051-001-00

0.1800

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/31/2025

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: \_\_\_\_\_

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 \_\_\_\_\_ 2,000.00

12a Amount of personal property included in the purchase

12a \_\_\_\_\_ 0.00





Declaration ID: 20250107901131  
Status: Declaration Submitted  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00488

12b	Was the value of a mobile home included on Line 12a?	Yes	<input checked="" type="checkbox"/> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property		2,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject		0.00
16	If this transfer is exempt, identify the provision.	b	k m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>		2,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)		4.00
19	Illinois tax stamps — multiply Line 18 by 0.50.		2.00
20	County tax stamps — multiply Line 18 by 0.25.		1.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>		3.00

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

LOT 4 IN BLOCK 3 JAMES A. FOSTER'S FIRST ADDITION TO THE CITY OF SPARTA, SITUATED IN THE COUNTY OF RANDOLPH AND STATE OF ILLINOIS.

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

10-06-155-007

**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**

ESTATE OF SUE ANN CLOUD

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
385 N WOOD DALE RD APT 1 \_\_\_\_\_ WOOD DALE \_\_\_\_\_ IL \_\_\_\_\_ 60191-1500  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
847-346-2128 \_\_\_\_\_ 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**

ADAM WHITE

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
1718 FIELDCREST DR. #2 \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-0000  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
618-317-8135 \_\_\_\_\_ 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:**

ADAM WHITE \_\_\_\_\_ 1718 FIELDCREST DR. #2 \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-0000  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
USA \_\_\_\_\_  
Country \_\_\_\_\_



Declaration ID: 20250107901131  
Status: Declaration Submitted  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025B00488

### 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 35 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  
EXEC. DEED - SEE ATTACHED

Illinois Department of Revenue Use

Tab number



RECORDED

02/21/2025 09:45 AM Pages: 3

2025R00509

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

## PTAX-203

Illinois Real Estate  
Transfer Declaration

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

1 1013 WESTSIDE ST

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

RED BUD

62278-0000

City or village

ZIP

T4S R8W

Township

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

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

13-141-201-00

0.37

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

2/14/2025

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 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: \_\_\_\_\_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 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

11 270,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20241207977923  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 00509

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	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.

1 202 W HARRISON

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

18-003-002-00

70' X 130'

Dimensions

No

Primary PIN

Lot size or

Unit

Split

acreage

Parcel

4 Date of instrument: 2/21/2025  
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): \_\_\_\_\_

2025R00517

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	16.00
COUNTY STAMP FEE	8.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 104.00

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 16,000.00  
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250207908354  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 00517

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			16,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			16,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			32.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			16.00
20	County tax stamps — multiply Line 18 by 0.25.	20			8.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			24.00

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

LOT 69 IN SMITH'S SURVEY TO THE TOWN, NOW CITY OF CHESTER, ILLINOIS, AS SHOWN BY  
PLAT DATED DECEMBER 3, 1833, AND RECORDED AUGUST 8, 1836, IN PLAT BOOK "A" AT  
PAGE 9, IN THE RECORDER'S OFFICE, OF RANDOLPH COUNTY, ILLINOIS.

17-24-379-003

**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**

CAROL HARRISON

Seller's or trustee's name

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

5015 VILLAGE GARDENS DR

Street address (after sale)

SARASOTA

City

FL

State

34234-4017

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**

RYAN TELLOR

Buyer's or trustee's name

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

PO BOX 213

Street address (after sale)

PERRYVILLE

City

MO

State

63775-0213

ZIP

618-614-0197

Buyer's daytime phone

Phone extension

USA

Country

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

**Mail tax bill to:**

RYAN TELLOR

Name or company

PO BOX 213

Street address

PERRYVILLE

City

MO

State

63775-0213

ZIP

USA

Country

**Preparer Information**



Declaration ID: 20250207908354  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00517

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name

600 STATE ST

Street address

jasoncoffey191@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 \_\_\_\_\_

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: 20250207908354

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R 00517

### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JESSICA N. RALLS	PO BOX 213	PERRYVILLE	MO	637750000	6186971222	USA





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 115 FIELD DR  
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

18-188-012-00 .3 Acres No  
Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 2/21/2025  
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): \_\_\_\_\_

AUTOMATION FEE 11.19  
GIS TREASURER 15.00  
GIS COUNTY CLERK FEE 1.00  
RECORDING FEE 31.15  
STATE STAMP FEE 245.00  
COUNTY STAMP FEE 122.50  
RHSPC 18.00  
RECORDERS DOCUMENT STORAGE 3.66  
Total: 447.50

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: \_\_\_\_\_  
Date  
☐ 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 890.00  
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 11 245,000.00  
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250207904404  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 00521

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			245,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			245,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			490.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			245.00
20	County tax stamps — multiply Line 18 by 0.25.	20			122.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			367.50

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

LOT 19 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, COUNTY OF RANDOLPH, STATE OF ILLINOIS, CONTAINING LOTS 1 THROUGH 38, BOTH INCLUSIVE, AS PER PLAT RECORDED APRIL 18, 1972, IN PLAT BOOK "I" ON PAGE 75 IN THE OFFICE OF THE RECORDER OF DEEDS OF RANDOLPH COUNTY, ILLINOIS, SUBJECT TO RESTRICTIONS OF RECORD.

18-08-303-015

**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**

AARON BERT

Seller's or trustee's name

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

205 MORA LN  
Street address (after sale)

CHESTER  
City

IL  
State

62233-2125  
ZIP

618-615-2150  
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**

ROBERT & BARBARA MISURACA

Buyer's or trustee's name

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

115 FIELD DR  
Street address (after sale)

CHESTER  
City

IL  
State

62233-2239  
ZIP

618-615-2150  
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:**

ROBERT & BARBARA MISURACA  
Name or company

115 FIELD DR  
Street address

CHESTER  
City

IL  
State

62233-2239  
ZIP

USA  
Country



Declaration ID: 20250207904404  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00521

## 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

State

62233-1657

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.

1 614 DUCLOS

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

15-040-003-00

.44

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

2/20/2025

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

02/24/2025 08:47 AM Pages: 2

2025R00528

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
<b>Total:</b>	<b>162.50</b>

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract  
year contract initiated: \_\_\_\_\_
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): \_\_\_\_\_
- s ☒ Homestead exemptions on most recent tax bill:
  - 1 General/Alternative 10,815.00
  - 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: 20250207914370  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00628

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. <b>This is the net consideration subject to transfer tax.</b>	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. <b>This is the total amount of transfer tax due</b>	21			82.50

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

PART OF BLOCK 42 IN THE VILLAGE OF PRAIRIE DU ROCHER, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF DUCLOS STREET WITH THE NORTHERLY LINE OF BLOCK 42 IN THE VILLAGE OF PRAIRIE DU ROCHER, RANDOLPH COUNTY, ILLINOIS, THENCE SOUTHWESTERLY 283 FEET ALONG THE SAID EASTERLY LINE OF DUCLOS STREET TO A POINT, BEING THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE CONTINUING SOUTHWESTERLY 90 FEET ALONG THE EASTERLY LINE OF DUCLOS STREET TO A POINT; THENCE SOUTHEASTERLY 228 FEET ALONG A LINE PARALLEL TO THE SAID NORTHERLY LINE OF BLOCK 42 TO A POINT; THENCE NORTHEASTERLY 90 FEET ALONG A LINE PARALLEL TO THE EASTERLY LINE OF SAID DUCLOS STREET TO A POINT; THENCE NORTHWESTERLY 228 FEET ALONG A LINE PARALLEL TO THE SAID NORTHERLY LINE OF BLOCK 42 TO THE PLACE OF BEGINNING.

06-21-453-003

**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**

LUCAS STEPHEN & PAIGE ELIZABETH MUND

Seller's or trustee's name

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

3025 MUND LAKE DR  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-5355  
ZIP

618-920-1049

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**

CLAYTON E. GRAMMER

Buyer's or trustee's name

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

614 DUCLOS ST  
Street address (after sale)

PRAIRIE DU ROCHER  
City

IL  
State

62277-2114  
ZIP

618-615-3806

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: 20250207914370  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00528

CLAYTON E. GRAMMER 614 DUCLOS ST PRAIRIE DU ROCHER IL 62277-2114  
Name or company Street address City State ZIP

### Preparer Information

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY  
TITLE CO.

Preparer and company name 231 S MAIN ST Waterloo IL 62298-1325  
Street address City State ZIP  
closings@monroecountytitle.com 618-939-8292 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 39 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: 20250207914370

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00528

### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JENNIFER L. MCCLELLAND	614 DUCLOS ST	PRAIRIE DU ROCHER	IL	622980000	6186153806	USA



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 512 N MAIN

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

13-114-014-50

.38

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 2/20/2025  
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 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	92.00
COUNTY STAMP FEE	46.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 218.00

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:

Date

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 92,000.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250207914632  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00530

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			92,000.00
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			92,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			184.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			92.00
20	County tax stamps — multiply Line 18 by 0.25.	20			46.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			138.00

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

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

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 189.6 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT ON THE EAST LINE OF ILLINOIS STATE HIGHWAY 159 (80 FEET WIDE); THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 79.0 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 92° 08', 398.2 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHERLY ON THE LAST DESCRIBED COURSE, 90 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90° 54', 169.69 FEET TO SAID EAST LINE OF HIGHWAY 159; THENCE NORTHEASTERLY ALONG SAID EAST LINE OF HIGHWAY 159 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,347.4 FEET, AN ARC DISTANCE OF 88 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 82° 59' FROM THE CHORD OF SAID ARC, 158.92 FEET TO THE POINT OF BEGINNING.

01-04-176-012

**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**

DOUGLAS E. SACHTLEBEN TRUST

Seller's or trustee's name

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

1014 THOMAS DR  
Street address (after sale)

RED BUD  
City

IL  
State

62278-2303  
ZIP

618-407-4887  
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**

NML DISPOSAL, LLC

Buyer's or trustee's name

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

4748 DUSTYS TRL  
Street address (after sale)

WATERLOO  
City

IL  
State

62298-3544  
ZIP

618-317-6791  
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: 20250207914632  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00530

Mail tax bill to:

NML DISPOSAL, LLC 4748 DUSTYS TRL WATERLOO IL 62298-3544  
Name or company Street address City State ZIP

Preparer Information

LAUREN WEBER - MOCOTICO, LLC D/B/A MONROE COUNTY  
TITLE CO.

USA  
Country

Preparer and company name 231 S MAIN ST 231 S MAIN ST  
Street address Street address City State ZIP  
closings@monroecountytitle.com 618-939-8292 618-939-8292  
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					
Illinois Department of Revenue Use					Tab number	



Declaration ID: 20250207914632

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00530

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
PATRICIA L SACHTLEBEN TRUST	1014 THOMAS DR	RED BUD	IL	622780000	6184074887	USA

### Additional Buyers Information



## PTAX-203

Illinois Real Estate  
Transfer Declaration

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

1 401 N JAMES

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

19-154-004-00

0.25

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel4 Date of instrument: 2/21/2025  
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                   | 5,000.00 |
| 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: 20250207910220  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00533

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.

LOT SEVEN (7) AND THE EAST ONE-HALF (E ½) OF LOT SIX (6) IN GASLITE SUBDIVISION TO THE CITY OF SPARTA, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION ONE (1), TOWNSHIP FIVE (5) SOUTH, RANGE SIX (6) WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED AUGUST 17, 1971, IN PLAT BOOK "I", PAGE 64, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, SITUATED IN RANDOLPH COUNTY, ILLINOIS.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS WHETHER OF RECORD OR VISIBLE UPON INSPECTION.  
SUBJECT TO OIL, GAS, COAL AND OTHER MINERAL RESERVATIONS AND LEASES OF RECORD.

09-01-278-010

**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**

DAVID G. GLASSCOCK, SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF  
THE ROY G. GLASSCOCK DECLARATION OF TRUST DATED MAY 23, 1996

Seller's or trustee's name: 7470 COUNTY HIGHWAY 29  
Street address (after sale)  
Coulterville, IL 62237-2527  
City State ZIP

618-340-0153  
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**

MICHAEL LEE BROWN

Buyer's or trustee's name: 401 N JAMES ST  
Street address (after sale)  
Sparta, IL 62286-1130  
City State ZIP

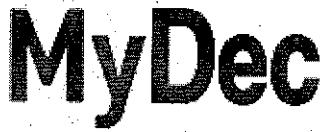
720-313-1601  
Buyer's daytime phone Phone extension

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:**

MICHAEL LEE BROWN 401 N JAMES ST Sparta, IL 62286-1130  
Name or company Street address City State ZIP



Declaration ID: 20250207910220  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00533

### Preparer Information

USA

Country

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

618-826-2369

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62233-1657

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 36 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: 20250207910220

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00533

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
DAVID G. GLASSCOCK, SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF THE H. MAXINE GLASSCOCK DECLARATION OF TRUST DATED 5/23/1996	7470 CO HWY 29	COULTERVILLE	IL	622370000		USA

### Additional Buyers Information



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 STATE ROUTE 3

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

ROCKWOOD

62280-0000

City or Village

ZIP

T8S 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

08-056-009-00

6.19

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 2/21/2025

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 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):

2025R00534

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	11.50
COUNTY STAMP FEE	5.75
RHSPC	15.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 97.25

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 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 11,142.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250207916064  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00534

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			11,142.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			11,142.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			23.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			11.50
20	County tax stamps — multiply Line 18 by 0.25.	20			5.75
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			17.25

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

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A STONE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWO (2) TOWNSHIP EIGHT (8) SOUTH, RANGE SIX (6) WEST OF THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE RUNNING DUE WEST 2.50 CHAINS TO A STAKE, THE BEGINNING POINT OF THE LAND HEREIN CONVEYED; THENCE DUE SOUTH 119.00 CHAINS, OR TO THE WATER'S EDGE OF THE MISSISSIPPI RIVER; THENCE UP SAID RIVER 2.81 ¼ CHAINS; THENCE DUE NORTH TO A STAKE FORM WITH THE STONE CORNER AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWO (2) TOWNSHIP EIGHT (8) SOUTH, RANGE SIX (6) WEST OF THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS BEARS DUE EAST 5.31 ¼ CHAINS; THENCE DUE EAST 2.81 ¼ CHAINS TO THE BEGINNING, CONTAINING 18 ACRES MORE OR LESS, AND BEING PART OF SECTION TWO (2) AND ELEVEN (11) TOWNSHIP EIGHT (8) SOUTH, RANGE SIX (6) WEST OF THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS EXCEPTING THEREFROM ALL OIL, GAS AND OTHER MINERALS, EXCEPTING THAT PART OF THE ABOVE DESCRIBED REAL ESTATE HERETOFORE CONVEYED TO MISSOURI-PACIFIC RAILROAD COMPANY, AND EXCEPTING THAT PART OF THE ABOVE DESCRIBED REAL ESTATE HERETOFORE CONVEYED TO JOHN FULFORD AND RUDELLE FULFORD, HIS WIFE, BY DEED RECORDED IN BOOK 224, PAGE 730, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

20-02-400-008

**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 T. KORANDO, JR.

Seller's or trustee's name

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

1220 KORANDO LN  
Street address (after sale)

JACOB  
City

IL  
State

62950-2102  
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**

LARRY DERRINGER

Buyer's or trustee's name

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

175 DEER LN  
Street address (after sale)

PERRYVILLE  
City

MO  
State

63775-8631  
ZIP



Declaration ID: 20250207916064  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00534

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:**

LARRY DERRINGER

Name or company

175 DEER LN

Street address

PERRYVILLE

City

MO  
State

63775-8631

ZIP

**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 51 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: 20250207916064

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00534

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JANICE KAY HILLE	5881 SMITH ROAD	ELLIS GROVE	IL	622410000	6186151712	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JEFF DERRINGER	130 OTTS DRIVE	CHESTER	IL	622330000	0000000000	USA



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 205 W CHESTNUT ST

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-062-003-00

.30

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 2/20/2025  
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        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: 20250207912162  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00539

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			45,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			45,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			90.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			45.00
20	County tax stamps — multiply Line 18 by 0.25.	20			22.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			67.50

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

LOT NO. 7 IN BLOCK NO. 7 OF THE ORIGINAL TOWN, NOW VILLAGE OF BALDWIN, IN THE COUNTY OF RANDOLPH AND STATE OF ILLINOIS.

AND

THE EAST ½ OF LOT 6 IN BLOCK 7 IN THE TOWN, NOW VILLAGE OF BALDWIN, COUNTY OF RANDOLPH, STATE OF ILLINOIS, AS SHOWN BY PLAT DATED \_\_\_\_\_ RECORDED MARCH 7, 1873 IN PLAT RECORD "D", PAGE 1, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT AND RECORDER OF DEEDS FOR THE COUNTY OF RANDOLPH, STATE OF ILLINOIS.

02-14-184-008

**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**

ALAN L. SCHILLING

Seller's or trustee's name

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

PO BOX 653

Street address (after sale)

SPARTA

City

IL

State

62286-0653

ZIP

618-792-5201

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**

BRADLEY S. CHANDLER

Buyer's or trustee's name

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

8745 NIKE RD

Street address (after sale)

RED BUD

City

IL

State

62278-3241

ZIP

618-791-3289

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 S. CHANDLER

Name or company

8745 NIKE RD

Street address

RED BUD

City

IL

State

62278-3241

ZIP

2025 R00539

## Preparer Information

Preparer and company name  
ARBETTER LAW OFFICES/SW  
1019 STATE ST  
Street address

rwa@arbeterlaw.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 33 R  
County Township Class Cook-Minor Code 1 Code 2

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

Land \_\_\_\_\_  
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: 20250207912162

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00539

### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
BRENDA M. CHANDLER	8745 NIKE RD	RED BUD	IL	622780000		USA



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 602 S FIFTH ST

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-075-001-00

0.23

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 2/20/2025  
 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 15,000.00  
 12a Amount of personal property included in the purchase 12a 0.00





Declaration ID: 20250207911311  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00540

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			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.

LOT 1 IN BLOCK 2 IN HY-HIL SUBDIVISION TO THE VILLAGE OF BALDWIN, RANDOLPH COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1962, IN PLAT BOOK "H", PAGE 40, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES OR A SURVEY THEREOF.

02-14-455-001

**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**

ALAN SCHILLNG

Seller's or trustee's name

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

PO BOX 653

Street address (after sale)

SPARTA

City

IL

State

62286-0653

ZIP

618-792-5201

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**

BRADLEY S. CHANDLER

Buyer's or trustee's name

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

8745 NIKE RD

Street address (after sale)

RED BUD

City

IL

State

62278-3241

ZIP

618-791-3289

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 S. CHANDLER

Name or company

8745 NIKE RD

Street address

RED BUD

City

IL

State

62278-3241

ZIP

USA

Country

**Preparer Information**

2025R00540

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	
<p>1 <u>079</u> <u>33</u> <u>R</u></p> <p>County Township Class Cook-Minor Code 1 Code 2</p> <p>2 Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p>3 Year prior to sale <u>2024</u></p> <p>4 Does the sale involve a mobile home assessed as real estate? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250207911311

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00540

### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
BRENDA M. CHANDLER	8745 NIKE RD	RED BUD	IL	622780000		USA



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

##### 1 COUNTY FARM RD

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

T7S R6W

62233-0000

City or village

ZIP

T7S R6W

Township

2 Enter the total number of parcels to be transferred. 6

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

08-023-026-00

29.35

Acres

No

Primary PIN

Lot size or

Unit

Split

Parcel

4 Date of instrument:

2/24/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X

Other (specify): Deed in Trust

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 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

11 410,000.00

12a Amount of personal property included in the purchase

12a 0.00

2025R00541

## 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

C & K PROPERTY HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY

Seller's or trustee's name: 12668 EAGLE CT  
 Street address (after sale):  
 City: SAITE GENEVIEVE State: MO ZIP: 63670-8079  
 Seller's daytime phone: 573-883-0990 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

MICHAEL SCHAEFER AND JEANNIE SCHAEFER, CO-TRUSTEES OF THE  
 DECLARATION OF TRUST OF MICHAEL SCHAEFER TRUST #100 DATED  
 OCTOBER 6, 2009

Buyer's or trustee's name: 4141 HORSE CREEK RD  
 Street address (after sale):  
 City: RED BUD State: IL ZIP: 62278-2743  
 Buyer's daytime phone: 618-781-2388 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:

MICHAEL SCHAEFER AND JEANNIE SCHAEFER, CO-TRUSTEES OF THE  
 DECLARATION OF TRUST OF MICHAEL SCHAEFER TRUST #100  
 4141 HORSE CREEK RD  
 Street address: RED BUD State: IL ZIP: 62278-2743  
 Country: USA

### Preparer Information

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: IL State: 62233-1657 ZIP:  
 Preparer's daytime phone: 618-826-2369 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.

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

2025R00541

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			410,000.00
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			410,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			820.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			410.00
20	County tax stamps — multiply Line 18 by 0.25.	20			205.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			615.00

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

TRACT 1: A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 17, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ON A PIPE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17; THENCE NORTH 00°07'25" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1060.81 FEET (RECORDED 1060.9 FEET) TO A PIPE FOUND; THENCE NORTH 69°32'10" EAST, A DISTANCE OF 979.72 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING; THENCE NORTH 11°10'42" WEST, A DISTANCE OF 629.71 FEET TO AN IRON PIN FOUND ON THE SOUTH RIGHT OF WAY LINE OF COUNTY FARM ROAD; THENCE NORTH 70°53'45" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1362.16 FEET; THENCE NORTH 84°05'33" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 248.43 FEET; THENCE SOUTH 88°24'53" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 121.80 FEET; THENCE SOUTH 66°59'52" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 155.73 FEET TO AN IRON PIN SET ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°30'14" WEST ALONG SAID EAST LINE, A DISTANCE OF 1079.47 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°08'59" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 669.76 FEET TO A STONE FOUND; THENCE SOUTH 01°13'37" WEST ALONG SAID EAST LINE, A DISTANCE OF 672.35 FEET TO A STONE FOUND AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°33'19" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1291.31 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°51'34" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 762.06 FEET TO AN IRON PIN FOUND; THENCE NORTH 00°13'03" EAST, A DISTANCE OF 679.82 FEET (RECORDED 678.9 FEET) TO AN IRON PIN FOUND; THENCE SOUTH 89°46'39" EAST, A DISTANCE OF 639.46 FEET (RECORDED 640.00 FEET) TO AN IRON PIN SET; THENCE NORTH 83°44'07" EAST, A DISTANCE OF 956.60 FEET TO A PIPE FOUND; THENCE NORTH 02°34'40" EAST, A DISTANCE OF 1086.76 FEET (RECORDED 1087.0 FEET) TO A PIPE FOUND; THENCE SOUTH 69°32'10" WEST, A DISTANCE OF 1323.64 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING IN ALL 70.85 ACRES.

TRACT 2: A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ON A PIPE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17; THENCE NORTH 00°07'25" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1060.81 FEET (RECORDED 1060.9 FEET) TO A PIPE FOUND; THENCE NORTH 69°32'10" EAST, A DISTANCE OF 2207.09 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; THENCE NORTH 69°32'10" EAST, A DISTANCE OF 96.27 FEET TO A PIPE FOUND; THENCE SOUTH 02°34'40" WEST, A DISTANCE OF 1086.76 FEET (RECORDED 1087.0 FEET) TO A PIPE FOUND; THENCE SOUTH 83°44'07" WEST, A DISTANCE OF 206.52 FEET TO AN IRON PIN SET; THENCE NORTH 08°40'35" EAST ALONG AN EXISTING FENCE LINE, A DISTANCE OF 1086.98 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 3.60 ACRES.

TRACT 3: A PART OF THE NORTHEAST QUARTER OF THE WEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ON A PIPE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17; THENCE NORTH 00°07'25" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1060.81 FEET (RECORDED 1060.9 FEET) TO A PIPE FOUND; THENCE NORTH 69°32'10" EAST, A DISTANCE OF 534.42 FEET (RECORDED 534.07 FEET) TO AN IRON PIN SET AT THE POINT OF BEGINNING; THENCE NORTH 11°09'59" WEST, A DISTANCE OF 15.97 FEET (RECORDED 16.21 FEET) TO AN IRON PIN FOUND; THENCE NORTH 69°31'43" EAST, A DISTANCE OF 445.31 FEET (RECORDED 445.26 FEET) TO AN IRON PIN FOUND; THENCE SOUTH 11°10'42" EAST, A DISTANCE OF 16.03 FEET TO AN IRON PIN SET; THENCE SOUTH 69°32'10" WEST, A DISTANCE OF 445.30 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.16 ACRES.

18-17-400-007; 18-17-200-019

18-17-300-012; 18-17-300-011; 18-17-400-006; 18-17-100-014; 18-17-200-007

2025R00541

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: 20250207918669  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00541

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
08-023-018-00	9.98	Acres	No
08-024-005-50	28	Acres	No
08-023-016-00	1.7	Acres	No
08-023-024-00	2.25	Acres	No
08-024-018-00	1.35	Acres	No
08-023-005-50	24.20	AC	NO

Personal Property Table





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 ZION CHURCH ROAD

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

WALKSH

62297-0000

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

07-023-010-00

40

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

2/28/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

6 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:       

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

11 400,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250107900994  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00571

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	400,000.00
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	400,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	800.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	400.00
20	County tax stamps — multiply Line 18 by 0.25.	20	200.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	600.00

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

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE 3RD WEST P.M., RANDOLPH COUNTY, ILLINOIS.

14-17-200-002

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information**

ALLEN EGGEMEYER, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED AUGUST 27, 2022 KNOWN AS THE ALLEN L. EGGEMEYER TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
5720 ZION CHURCH RD	WALSH	IL	62297-1604
Street address (after sale)	City	State	ZIP
618-317-4515	USA		
Seller'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.

**Buyer Information**

CHARLES HARTMANN

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
11343 MEADOW DR	STEELEVILLE	IL	62288-2536
Street address (after sale)	City	State	ZIP
618-615-2380	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:**

CHARLES HARTMANN	11343 MEADOW DR	STEELEVILLE	IL	62288-2536
Name or company	Street address	City	State	ZIP

**Preparer Information**

USA
Country



Declaration ID: 20250107900994  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00571

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 42 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



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 603 W GERMAN 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  

<u>18-116-016-00</u>	<u>0.24</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/28/2025  
 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):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	175.00
COUNTY STAMP FEE	87.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>342.50</b>

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change:           
☐ Demolition/damage ☐ Additions ☐ Major remodeling  
☐ New construction ☐ Other (specify):         

10 Identify only the items that apply to this sale.

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

1 General/Alternative	<u>6,000.00</u>
2 Senior Citizens	<u>0.00</u>
3 Senior Citizens Assessment Freeze	<u>0.00</u>

#### Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11 <u>175,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>

2025R00575

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	175,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b k m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	175,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	350.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	175.00
20	County tax stamps — multiply Line 18 by 0.25.	20	87.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	262.50

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

PART OF LOT 2 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE MOST SOUTHERLY CORNER OF LOT 2 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "D" AT PAGE 10 OF THE RANDOLPH COUNTY RECORDS; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID LOT 2, 169 FEET TO AN OLD IRON PIN AT THE MOST SOUTHERLY CORNER OF A 0.43-ACRE TRACT CONVEYED TO HARRY LUTZ, ET UX BY WARRANTY DEED DATED MARCH 2, 1944, AND RECORDED IN BOOK 113 AT PAGE 239 OF THE RANDOLPH COUNTY RECORDS; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF LOT 2, 121.2 FEET TO AN OLD STONE ON THE SOUTHWEST LINE OF GERMAN STREET (40 FEET WIDE); THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 90°51' ALONG SAID SOUTHWEST LINE OF GERMAN STREET, 95.3 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTHWESTERLY ON THE LAST DESCRIBED COURSE ALONG SAID SOUTHWEST LINE OF GERMAN STREET, 95.3 FEET TO AN OLD IRON PIN AT THE MOST EASTERLY CORNER OF A TRACT CONVEYED TO EARL L. WITTENBRINK, ET UX BY WARRANTY DEED DATED MARCH 9, 1973, IN BOOK 236 AT PAGE 735 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 84°28' ALONG THE SOUTHEASTERLY LINE OF SAID WITTENBRINK TRACT, 98.5 FEET TO AN OLD IRON PIN AT THE MOST SOUTHERLY CORNER THEREOF; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 87°42', 100 FEET TO AN OLD IRON PIN AT THE MOST WESTERLY CORNER OF SAID 0.43-ACRE LUTZ TRACT; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 94°54', 111.9 FEET TO THE POINT OF BEGINNING.

17-13-327-014

### 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

ROBERT P. MISURACA

Seller's or trustee's name

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

115 FIELD DR

Street address (after sale)

CHESTER

City

IL

State

62233-2239

ZIP

618-615-1537

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

JOHN T. HUNTER

Buyer's or trustee's name

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

603 W GERMAN ST

Street address (after sale)

CHESTER

City

IL

State

62233-1208

ZIP

2025R00575

618-615-8561  
 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:**

JOHN T. HUNTER 603 W GERMAN ST CHESTER IL 62233-1208  
 Name or company Street address City State ZIP

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

**Preparer Information**

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)  
 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  
 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: 20250207906835

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00575

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
BARBARA MISURACA						

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
SHELLY HUNTER						