



Declaration ID: 20250207919599  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued  
03/05/2025 08:42 AM Pages: 2

2025R00594

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 703 N TRUMAN ST

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-055-009-00

.41

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
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
STATE STAMP FEE	110.00
COUNTY STAMP FEE	55.00

TOTAL: 245.00

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               | 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

11 110,000.00

12a Amount of personal property included in the purchase

12a 0.00



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12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			110,000.00
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			110,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			220.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			110.00
20	County tax stamps — multiply Line 18 by 0.25.	20			55.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			165.00

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

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 AS PLATTED AND RECORDED IN BOOK "E" OF PLAYS ON PAGE 35 1/2 WHICH IS REFERRED TO AS RED PLAT CABINET, PLAY 34 HARRIS' AND DENNIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF RANDOLPH COUNTY, ILLINOIS; THENCE, SOUTH ALONG THE WEST LINE OF SAID LOT 4, 130 FEET; THENCE, EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 4, 131.52 FEET; THENCE, NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 4, 130 FEET; THENCE, WEST ALONG THE NORTH LINE OF SAID LOT 4, 131.52 FEET RETURNING TO THE POINT OF BEGINNING.

EXCEPT ALL OF THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING SAID PREMISES, TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL RIGHTS AND EASEMENT IN FAVOR OF THE OWNER OF THE MINERAL ESTATE AND ALL PARTIES BY, THROUGH, OR UNDER SAID ESTATE.

15-16-276-004

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

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

**Seller Information**

TARA CHADDERTON

Seller's or trustee's name

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

503 S GARFIELD ST  
Street address (after sale)

STEELEVILLE  
City

IL  
State

62288-2019  
ZIP

618-317-0009

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**

JACOB HOOVER

Buyer's or trustee's name

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

703 N TRUMAN ST  
Street address (after sale)

STEELEVILLE  
City

IL  
State

62288-1720  
ZIP

618-317-5120

Buyer's daytime phone

Phone extension

USA  
Country



Declaration ID: 20250207919599

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

☒ Under penalties of perjury, I 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:**

JACOB HOOVER  
Name or company

703 N TRUMAN ST  
Street address

STEELEVILLE  
City

IL  
State

62288-1720  
ZIP

USA  
Country

**Preparer Information**

JANET WILKEY - NEAR NORTH TITLE GROUP

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

2419 BROADWAY ST

MOUNT VERNON

IL

62864-2917

Street address

City

State

ZIP

jwilkey@nntg.com

618-241-0080

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

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

1 079 41 R  
County Township Class Cook-Minor Code 1 Code 2

3 Year prior to sale 2024

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

5 Comments

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: 20250207919599

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

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**Additional Sellers Information**

**Additional Buyers Information**

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
DESTINY HOOVER	703 N TRUMAN ST	STEELEVILLE	IL	622880000	6183175120	USA



AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	75.00
COUNTY STAMP FEE	37.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 192.50



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 7323 FALKENHEIN RD

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

09-036-011-00

5.58

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/13/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a      Land/lot only

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

c      Mobile home residence

d      Apartment building (6 units or less) No. of units:     

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

f      Office

g      Retail establishment

h      Commercial building (specify):

i      Industrial building

j      Farm

k      Other (specify):

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

Date

     Demolition/damage

     Additions

     Major remodeling

     New construction

     Other (specify):

10 Identify only the items that apply to this sale.

a X Fulfillment of installment contract  
 year contract initiated : 2009

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 2,555.00

#### 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: 20250107993273

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00001

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			75,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			75,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			150.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			75.00
20	County tax stamps — multiply Line 18 by 0.25.	20			37.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			112.50

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

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21: THENCE SOUTH WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 623.50; THENCE SOUTH 90 DEGREES WEST, A DISTANCE OF 390.00 FEET; THENCE NORTH 0 DEGREES, A DISTANCE OF 623.50; THENCE NORTH 90 DEGREES EAST, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.58 ACRES, MORE OR LESS, AND BEING SUBJECT TO A PUBLIC ROAD KNOWN AS FALKENHEIN LANE WHICH EXTENDS ACROSS THE ABOVE DESCRIBED 5.58 ACRE TRACT.

02-21-100-007

**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**

WILLIAM H. RATZ

Seller's or trustee's name

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

PO BOX 75

Street address (after sale)

RED BUD

City

IL

State

62278-0075

ZIP

618-282-2822

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**

JOSEPH L. LUBERDA

Buyer's or trustee's name

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

7323 FALKENHEIN LN

Street address (after sale)

BALDWIN

City

IL

State

62217-1246

ZIP

618-282-3866

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: 20250107993273  
Status: Closing Completed  
Document No.: Not Recorded  
State/County Stamp: Not Issued

2025 R001001

JOSEPH L. LUBERDA      7323 FALKENHEIN LN      BALDWIN      IL      62217-1246  
Name or company      Street address      City      State      ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1      079      33      F  
County      Township      Class      Cook-Minor      Code 1      Code 2

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

3 Year prior to sale      2024

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

5 Comments

Land  
Buildings  
Total

Illinois Department of Revenue Use      Tab number



Declaration ID: 20250107993273  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00601

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-035-020-00	5.58	Acres	No

Personal Property Table





Declaration ID: 20250207905379  
Status: Closing Completed  
Document No.: Not Recorded

15

State/County Stamp:



DocId:8184353

Tx:4168373

RECORDED

03/05/2025 12:24 PM Pages: 3

2025R00603

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	130.00
COUNTY STAMP FEE	65.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	275.00



PTAX-203

Illinois Real Estate  
Transfer Declaration

Step 1: Identify the property and sale information.

1 509 E CHESTNUT ST

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

PERCY

62272-0000

City or village

ZIP

T6S R5W

Township

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

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

17-110-003-00

120' X 130'

Dimensions

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

2/27/2025

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

11 130,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250207905379

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00603

JUDITH G. AND DAVID J. FRAZER

Name or company

509 E CHESTNUT ST

Street address

PERCY

City

IL

State

62272-1517

ZIP

**Preparer Information**

USA

Country

REBECCA COOPER - COOPER &amp; 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 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



Declaration ID: 20250207905379

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00603

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
17-111-007-50	30' X 130'	Dimensions	No

Personal Property Table



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 STATE ROUTE 150

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

STEELEVILLE

62288-0000

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

07-033-010-00

15

Acres

Yes

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:       

- 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        11 115,000.00  
12a Amount of personal property included in the purchase        12a 0.00



Declaration ID: 20250107901053  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00007

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	115,000.00
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	115,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	230.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	115.00
20	County tax stamps — multiply Line 18 by 0.25.	20	57.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	172.50

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

THE NORTH FIFTEEN (15) ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD  
PRINCIPAL MERIDIAN RANDOLPH COUNTY, ILLINOIS.

14-24-300-

**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**

CHARLES L. HARTMANN

Seller's or trustee's name

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

11343 MEADOW DR  
Street address (after sale)

STEELEVILLE  
City

IL  
State

62288-2536  
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**

JOSHUA J. HEPP

Buyer's or trustee's name

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

406 QUEEN ANN CT  
Street address (after sale)

STEELEVILLE  
City

IL  
State

62288-2557  
ZIP

618-791-1151  
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:**

JOSHUA J. HEPP  
Name or company

406 QUEEN ANN CT  
Street address

STEELEVILLE  
City

IL  
State

62288-2557  
ZIP

**Preparer Information**

USA  
Country



Declaration ID: 20250107901053

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R001007

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 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: 20250107901053

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00607

### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CASSANDRA E. HEPP	406 QUEEN ANN CT	STEELEVILLE	IL	622880000	0000000000	USA



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 SMITH RD

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

ELLIS GROVE

62241-0000

City or village

ZIP

T6S R7W

Township

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

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

11-023-006-00

12.46

Acres

Yes

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 2/18/2025

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:    

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

11 250,000.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250207905451

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00615

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			250,000.00
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			250,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			500.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			250.00
20	County tax stamps — multiply Line 18 by 0.25.	20			125.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			375.00

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

PART OF THE SOUTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN BEING PART OF A TRACT OF LAND CONVEYED TO ROY DEAN KLOTH BY DEED RECORDED AS DOCUMENT NO. 2020R00089 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER OF FRACTIONAL SECTION 22; THENCE SOUTH 00°59'28" WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER A DISTANCE OF 1000.12 FEET, FROM WHICH AN IRON PIN BEARS NORTH 86°45'37" WEST A DISTANCE OF 31.31 FEET; THENCE NORTH 86°45'37" WEST A DISTANCE OF 554.90 FEET TO AN IRON PIN; THENCE NORTH 01°30'07" EAST A DISTANCE OF 972.19 FEET TO AN IRON PIN ON THE NORTH LINE OF THE AFORESAID SOUTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER OF FRACTIONAL SECTION 22; THENCE SOUTH 89°39'34" EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER A DISTANCE OF 545.83 FEET TO THE POINT OF BEGINNING CONTAINING 12.46 ACRES AND SUBJECT TO ANY EASEMENTS, RESERVATIONS OR RESTRICTIONS ON RECORD OR NOW IN EFFECT.

THIS DESCRIPTION IS BASED ON A SURVEY PERFORMED BY ZAHNER AND ASSOCIATES, INC., COMPLETED JANUARY, 2025.

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.

13-22-200-

**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**

ROY DEAN KLOTH

Seller's or trustee's name

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

9524 SHAWNEETOWN TRL

Street address (after sale)

CHESTER

City

IL

State

62233-3451

ZIP

618-559-0213

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. ROCHE

Buyer's or trustee's name

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

5280 BEARE ROAD

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-0000

ZIP



Declaration ID: 20250207905451

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00615

618-615-9624

☒ Under penalties of perjury, I 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. ROCHE

5280 BEARE ROAD

ELLIS GROVE

IL

62241-0000

Name or company

Street address

City

State

ZIP

## Preparer Information

REBECCA COOPER - COOPER &amp; LIEFER LAW OFFICES

USA

Country

F-6677

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 43 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



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 5915 CALVIN LN

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

MODOC

62261-0000

City or village

ZIP

T5S R8W

Township

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

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

~~44-088-018-00~~ 14-087-102-00

Acres

~~Yes~~

Primary PIN 14-087-104-00

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 1/22/2025  
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	217.00
COUNTY STAMP FEE	108.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 405.50

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 : 2024  
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 11 217,000.00  
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250107997267

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R001620

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	217,000.00
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	217,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	434.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	217.00
20	County tax stamps — multiply Line 18 by 0.25.	20	108.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	325.50

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

## TRACT 1:

PART OF THE LOT 3 IN SURVEY 479 CLAIM 262, PART OF LOT 2 IN SURVEY 480 CLAIM 1007, AND PART OF LOT 4 IN SURVEY 646 CLAIM 2113, IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AND CAP AT THE SOUTHWEST CORNER OF LOT 3 IN SURVEY 479 CLAIM 262 AS SHOWN BY PLAT DATED JULY 19, 1996, IN PLAT CABINET 6 JACKET 70 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS; THEN NORTHEAST ON THE WEST LINE OF SAID LOT 3 AND AN ASSIGNED BEARING OF N17°16'18" E A DISTANCE OF 20.00 FEET TO AN IRON PIN AND CAP AT THE CENTER OF SMALL CREEK MARKING THE POINT OF BEGINNING FOR THIS DESCRIPTION. FROM SAID POINT OF BEGINNING, THENCE CONTINUING N17°16'18"E ON SAID WEST LINE OF LOT 3 A DISTANCE OF 350.62 TO AN IRON PIN AND CAP; THENCE S74°51'47"E A DISTANCE OF 869.63 FEET TO AN IRON PIN AND CAP; THENCE S29°08'42"E A DISTANCE OF 41.89 FEET TO AN IRON PIN AND CAP; THENCE S16°34'22"W A DISTANCE OF 202.23 FEET TO AN IRON PIN AND CAP; THENCE S19°46'16"W A DISTANCE OF 241.22 FEET TO AN IRON PIN AND CAP; THENCE S27°26'45"W A DISTANCE OF 73.05 FEET TO AN IRON PIN AND CAP; THENCE S17°45'40"W A DISTANCE OF 513.49 FEET TO AN IRON PIN AND CAP; THENCE S15°24'30"W A DISTANCE OF 82.19 FEET TO AN IRON PIN AND CAP; THENCE S20°02'07"W A DISTANCE OF 119.97 FEET TO AN IRON PIN AND CAP; THENCE S27°34'34"W A DISTANCE OF 115.77 FEET TO AN IRON PIN AND CAP; THENCE S41°04'53"W A DISTANCE OF 142.74 FEET TO AN IRON PIN AND CAP; THENCE S18°24'02"W A DISTANCE OF 305.74 FEET TO AN IRON PIN AND CAP; THENCE N63°17'10"W A DISTANCE OF 361.47 FEET TO AN IRON PIN AND CAP AT THE CENTER OF SPRING BRANCH CREEK; THENCE N12°46'11"E ON SAID CENTER OF CREEK A DISTANCE OF 58.63 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N02°27'48"E A DISTANCE OF 45.53 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N22°07'04"E A DISTANCE OF 12.83 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N76°10'28"E A DISTANCE OF 36.62 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N35°30'15"E A DISTANCE OF 15.53 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N07°35'20"E A DISTANCE OF 34.25 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N49°16'18"E A DISTANCE OF 6.25 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N07°30'36"W A DISTANCE OF 8.00 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N50°19'17"W A DISTANCE OF 96.36 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N70°25'32"W A DISTANCE OF 85.01 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N80°36'22"W A DISTANCE OF 31.18 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N63°25'24"W A DISTANCE OF 30.29 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N03°46'09"W A DISTANCE OF 109.20 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N21°41'23"E A DISTANCE OF 31.34 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N46°27'25"E A DISTANCE OF 39.60 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N00°36'29"E A DISTANCE OF 72.54 FEET; THENCE CONTINUE ON SAID CENTER OF CREEK N21°03'41"E A DISTANCE OF 22.98 FEET TO AN IRON PIN AND CAP ON THE SOUTH LINE OF LOT 3 SURVEY 480 CLAIM 1007; THENCE N72°42'38"E ON SAID SOUTH LINE OF LOT 3 A DISTANCE OF 173.41 FEET TO A BROKEN CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 2 SURVEY 480 CLAIM 1007; THENCE N05°31'58"W ON THE WEST LINE OF LOT 2 SURVEY 480 CLAIM 1007 A DISTANCE OF 408.43 FEET TO AN IRON PIN AND CAP; THENCE N03°51'59"E A DISTANCE OF 450.00 FEET TO AN IRON PIN AND CAP; THENCE S69°39'01"W A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 27.63 ACRES, MORE OR LESS.

ALSO

## TRACT 2:

PART OF LOT 3 IN SURVEY 479 CLAIM 262, AND PART OF LOT 2 IN SURVEY 480 CLAIM 1007, IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AND CAP AT THE SOUTHWEST CORNER OF LOT 3 IN SURVEY 479 CLAIM 262 AS SHOWN BY



Declaration ID: 20250107997267  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00620

PLAT DATED JULY 19, 1996, IN PLAT CABINET 6 JACKET 70 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, THEN NORTHEAST ON THE WEST LINE OF SAID LOT 3 AND AN ASSIGNED BEARING OF N17°16'18"E A DISTANCE OF 20.00 FEET TO AN IRON PIN AND CAP AT THE CENTER OF SMALL CREEK; THENCE CONTINUE N17°16'18"E ON SAID WEST LINE OF LOT 3 A DISTANCE OF 350.62 FEET TO AN IRON PIN AND CAP; THENCE CONTINUE N17°16'18"E ON SAID WEST LINE OF LOT 3 A DISTANCE OF 25.02 FEET TO IRON PIN AND CAP MARKING THE POINT OF BEGINNING FOR THIS DESCRIPTION. FROM SAID POINT OF BEGINNING, THENCE CONTINUE N17°16'18"E ON SAID WEST LINE OF LOT 3 A DISTANCE OF 408.50 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT 3 SURVEY 479 CLAIM 262; THENCE S72°42'42"E ON THE NORTH LINE OF LOT 3 SURVEY 479 CLAIM 262 A DISTANCE OF 1091.18 FEET TO AN IRON PIN AND CAP; THENCE S22°27'36"W A DISTANCE OF 346.45 FEET TO AN IRON PIN AND CAP; THENCE N81°46'12"W A DISTANCE OF 196.49 FEET TO AN IRON PIN AND CAP; THENCE N74°51'47"W A DISTANCE OF 866.40 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 9.53 ACRES, MORE OR LESS.

SITUATED IN THE COUNTY OF RANDOLPH, IN THE STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THIS STATE.

12-11-300-008; 12-11-100-003

#### 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

GINA MARIE PHEGLEY, TRUSTEE OF THE GINA MARIE PHEGLEY TRUST DATED  
JUNE 15, 2021

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
210 BROAD ST	PRAIRIE DU ROCHER	IL	62277-2224
Street address (after sale)	City	State	ZIP
618-973-7706	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

RHETT M. AND SARAH E. SIMPSON

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
7794 SAINT LEOS RD	EVANSVILLE	IL	62242-1512
Street address (after sale)	City	State	ZIP
618-282-3866	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:

RHETT M. AND SARAH E. SIMPSON	7794 SAINT LEOS RD	EVANSVILLE	IL	62242-1512
Name or company	Street address	City	State	ZIP
		USA		
		Country		

#### Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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



Declaration ID: 20250107997267  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R001020

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 44 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 13090

Buildings 13090

Total 13090

3 Year prior to sale 2023

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250107997267  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00620

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
<del>14-087-072-00</del>	<del>40.37</del>	<del>Acres</del>	<del>Yes</del>
<del>14-087-090-00</del>	<del>11.33</del>	<del>Acres</del>	<del>Yes</del>

Personal Property Table



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

- 1 11332 AIRPORT RD  
 Street address of property (or 911 address, if available)
- SPARTA 62286-0000  
 City or village ZIP
- T4S R5W  
 Township
- 2 Enter the total number of parcels to be transferred. 1
- 3 Enter the primary parcel identifying number and lot size or acreage
- |                      |                     |              |              |
|----------------------|---------------------|--------------|--------------|
| <u>01-054-011-00</u> | <u>2.0</u>          | <u>Acres</u> | <u>No</u>    |
| Primary PIN          | Lot size or acreage | Unit         | Split Parcel |
- 4 Date of instrument: 2/19/2025  
 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 X Yes    No Will the property be the buyer's principal residence?
- 7 X Yes    No Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)
- 8 Identify the property's current and intended primary use.
- |             |  |
|-------------|--|
| Current     | Intended   |
| a <u>  </u> | Land/lot only  |
| b <u>X</u>  | <u>X</u> Residence (single-family, condominium, townhome, or duplex) |
| c <u>  </u> | Mobile home residence  |
| d <u>  </u> | Apartment building (6 units or less) No. of units: <u>  </u>         |
| e <u>  </u> | Apartment building (over 6 units) No. of units: <u>  </u>            |
| f <u>  </u> | Office   |
| g <u>  </u> | Retail establishment   |
| h <u>  </u> | Commercial building (specify):                                       |
| i <u>  </u> | Industrial building  |
| j <u>  </u> | Farm   |
| k <u>  </u> | Other (specify):   |

2025R00621

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	80.00
COUNTY STAMP FEE	40.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>200.00</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               | <u>0.00</u> |
| 2 Senior Citizens                   | <u>0.00</u> |
| 3 Senior Citizens Assessment Freeze | <u>0.00</u> |

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

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

11 Full actual consideration	11	<u>80,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>





Declaration ID: 20250107993623  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00621

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			80,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <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.

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY 266.63 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING EASTERLY ON THE LAST DESCRIBED COURSE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 295.16 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°10'14", 295.16 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89°49'46", 295.16 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°10'14", 295.16 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL OTHER EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES OR A SURVEY THEREOF.

04-31-100-014

**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**

HEIRS AND DEVISEES OF MICHAEL L. HUDDLESTON, DECEASED

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
7865 CHESTER RD	SPARTA	IL	62286-3815
Street address (after sale)	City	State	ZIP
618-317-1692	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**

DOUGLAS S. BICKET LIVING TRUST DATED 8/11/2023 AND MELANIE BICKET LIVING TRUST DATED 8/11/2023

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
11332 AIRPORT RD	SPARTA	IL	62286-3242
Street address (after sale)	City	State	ZIP
618-922-4291	USA		
Buyer's daytime phone	Phone extension	Country	

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



Declaration ID: 20250107993623  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00621

Mail tax bill to:

DOUGLAS S. BICKET LIVING TRUST DATED 8/11/2023 AND MELANIE BICKET LIVING TRUST DATED 8/11/2023  
11332 AIRPORT RD  
SPARTA  
IL  
62286-3242  
Street address City State ZIP  
USA  
Country

Preparer Information

ARBEITER LAW OFFICES/SW  
Preparer and company name  
1019 STATE ST  
CHESTER  
IL  
62233-1657  
Street address City State ZIP  
rwa@arbeiterlaw.com  
618-826-2369  
Preparer's email address (if available) Preparer's daytime phone 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

To be completed by the Chief County Assessment Officer						
1	079	31	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					
Illinois Department of Revenue Use					Tab number	



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 224 DEBRA LN

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

19-132-009-00

.28

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 3/4/2025

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 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 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 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

11 167,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250207921045  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00623

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	167,000.00
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	167,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	334.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	167.00
20	County tax stamps — multiply Line 18 by 0.25.	20	83.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	250.50

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

LOT 47 AND THE WEST 129 FEET OF LOT 46A OF PETER SCHRUMPF'S GREEN ACRES SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN VOLUME "G" OF PAGES AT PAGE 91 IN THE OFFICE OF THE COUNTY RECORDER OF RANDOLPH COUNTY, ILLINOIS.

10-07-108-001

**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**

SHAWN L. & AMY L. KIRKLAND

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
616 JUDY LN \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-2300  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
618-541-9374 \_\_\_\_\_ 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**

FEBIJESUSOLA OYELANA

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
224 DEBRA LN \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-1900  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
708-673-4433 \_\_\_\_\_ 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:**

FEBIJESUSOLA OYELANA \_\_\_\_\_ 224 DEBRA LN \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-1900  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
USA \_\_\_\_\_  
Country \_\_\_\_\_

**Preparer Information**



Declaration ID: 20250207921045  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00623

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

618-939-8292

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62298-1325

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 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



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 609 E BROADWAY

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

19-067-006-00

0.15

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 3/4/2025

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	52.00
COUNTY STAMP FEE	26.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 158.00

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 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 52,000.00  
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250107989030  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00637

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		52,000.00	
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		52,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		104.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		52.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		26.00	
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		78.00	

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

LOT 5 IN BLOCK 2, GARDNER'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, EXCEPT 15 FEET OFF THE EAST SIDE THEREOF, AND ALSO RESERVING AND EXCEPTING FROM SAID LOT 5 A RIGHT OF WAY OVER 15 FEET OFF THE NORTHERLY END WHICH RIGHT OF WAY SHALL NEVER BE CLOSED.

10-06-403-010

**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**

KATHLEEN D. MOUNCE

Seller's or trustee's name

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

605 N VINE ST

Street address (after sale)

SPARTA  
City

IL  
State

62286-1337  
ZIP

618-317-5094

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**

CHASE DERRINGER MOUNCE

Buyer's or trustee's name

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

609 E BROADWAY ST

Street address (after sale)

SPARTA  
City

IL  
State

62286-1817  
ZIP

618-317-8490

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:**

CHASE DERRINGER MOUNCE

Name or company

609 E BROADWAY ST

Street address

SPARTA

City

IL

State

62286-1817

ZIP

USA

Country

**Preparer Information**



Declaration ID: 20250107989030  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00637

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 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





## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 REBECCA LANE

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

CHESTER  
City or village

62233-0000  
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

12-012-015-00

4

Acres

Yes

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 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:     

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      59,900.00

12a Amount of personal property included in the purchase

12a      0.00



Declaration ID: 20250207921369  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00662

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			59,900.00
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			59,900.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			120.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			60.00
20	County tax stamps — multiply Line 18 by 0.25.	20			30.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			90.00

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

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN BEING PART OF A TRACT OF LAND CONVEYED TO WOLK CONSTRUCTION COMPANY, INC., A MISSOURI CORPORATION, BY DEED RECORDED AS DOCUMENT NO. 2022R03970 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE AFORESAID NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 28°21'34" WEST A DISTANCE OF 2300.55 FEET TO A COTTON PICKER SPINDLE IN THE CENTERLINE OF REBECCA LANE AT THE MOST EASTERN CORNER OF A TRACT OF LAND CONVEYED TO MATTHEW W. TERRY BY DEED RECORDED AS DOCUMENT NO. 2024R03355 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS AND BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG AND WITH SAID CENTERLINE AS FOLLOWS: SOUTH 47°51'48" EAST A DISTANCE OF 73.68 FEET TO A COTTON PICKER SPINDLE; SOUTH 53°30'09" EAST A DISTANCE OF 45.35 FEET TO A COTTON PICKER SPINDLE; SOUTH 63°48'11" EAST A DISTANCE OF 33.64 FEET TO A COTTON PICKER SPINDLE; SOUTH 73°13'01" EAST A DISTANCE OF 38.01 FEET TO A COTTON PICKER SPINDLE; SOUTH 80°18'32" EAST A DISTANCE OF 82.32 FEET TO A COTTON PICKER SPINDLE AT THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO BRANDON M. BUCHHEIT BY DEED RECORDED AS DOCUMENT NO. 2024R03072 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS; THENCE LEAVING SAID CENTERLINE SOUTH 22°18'11" WEST ALONG SAID NORTHWEST LINE A DISTANCE OF 125.93 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 58°00'53" EAST ALONG THE SOUTHWEST LINE OF SAID BUCHHEIT TRACT A DISTANCE OF 280.71 FEET TO A COTTON PICKER SPINDLE AT THE INTERSECTION OF SAID SOUTHWEST LINE WITH THE CENTERLINE OF SECURITY HOSPITAL ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 79°51'24" A DISTANCE OF 696.88 FEET (CHORD BEARING AND DISTANCE = SOUTH 89°05'01" WEST, 641.83 FEET) TO A COTTON PICKER SPINDLE AT THE MOST SOUTHERN CORNER OF THE AFORESAID TERRY TRACT; THENCE NORTH 28°30'12" EAST ALONG THE SOUTHEAST LINE OF SAID TERRY TRACT A DISTANCE OF 445.56 FEET TO THE POINT OF BEGINNING CONTAINING 4.00 ACRES AND SUBJECT TO ANY EASEMENTS, RESERVATIONS OR RESTRICTIONS ON RECORD OR NOW IN EFFECT.  
THIS DESCRIPTION IS BASED ON A SURVEY PERFORMED BY ZAHNER AND ASSOCIATES, INC., COMPLETED FEBRUARY, 2025. AND ALSO A ROAD EASEMENT  
AN EASEMENT THIRTY (30) FEET IN WIDTH FOR THE PURPOSE OF A ROADWAY AS DESCRIBED IN A DEED RECORDED AS DOCUMENT NO. 2024R03355 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS.

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.

PART OF TAX ID NO: 12-012-015-00  
PART OF MAP ID NO: 17/24-151-005

17-14-151-

**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**

WOLK CONSTRUCTION COMPANY

Seller's or trustee's name

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



Declaration ID: 20250207921369  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00662

13476 HIGHWAY 32  
Street address (after sale)

SAINTE GENEVIEVE  
City

MO  
State

63670-8303  
ZIP

573-579-7174

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

DAVID BERRY GREENE TRACY LYNN GREENE

Buyer's or trustee's name

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

1416 ALLENDALE BLVD

Street address (after sale)

CHESTER

City

IL

State

62233-1320

ZIP

618-615-3233

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:

DAVID BERRY GREENE TRACY

LYNN GREENE

Name of company

1416 ALLENDALE BLVD

Street address

CHESTER

City

IL

State

62233-1320

ZIP

USA

Country

### Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6679

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 48 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



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 1217 COLE PLACE

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

18-132-018-00	0.52	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/7/2025  
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	130.00
COUNTY STAMP FEE	65.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>275.00</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 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	130,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250207917184  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00679

### Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

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

1 079 47 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: 20250207920961  
Status: Closing Completed  
Document No.: Not Recorded

10

State/County Stamp:



DocId:8184496

Tx:4168468

RECORDED

03/11/2025 08:18 AM Pages: 3

2025R00681

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	39.50
COUNTY STAMP FEE	19.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	139.25



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 7155 EDEN RD

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

02-040-011-50

2.0

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 3/7/2025

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:

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 39,500.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250207920961  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00681

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13		39,500.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16 If this transfer is exempt, identify the provision.	16	b	k m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		39,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		79.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		39.50
20 County tax stamps — multiply Line 18 by 0.25.	20		19.75
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		59.25

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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, THENCE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION 333.25 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF AFORESAID QUARTER-QUARTER TO A POINT OF THE NEW WESTERLY RIGHT OF WAY OF RANDOLPH COUNTY HIGHWAY NO. 4 FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE NEW WESTERLY RIGHT OF WAY OF AFORESAID COUNTY HIGHWAY A DISTANCE OF 664 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF THE AFORESAID QUARTER-QUARTER A DISTANCE OF 131 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF THE AFORESAID QUARTER-QUARTER TO A POINT ON THE NORTHERLY LINE OF TRACT OF LAND CONVEYED BY DEED TO RONALD L. MOORE RECORDED IN DEED RECORD BOOK 502 AT PAGE 25, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE NORTH LINE OF THE MOORE PROPERTY AND PARALLEL TO THE SOUTH LINE OF AFORESAID QUARTER-QUARTER 131 FEET TO THE POINT OF BEGINNING. SAID CONVEYANCE IS FURTHER 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 AND SUBSEQUENT REAL ESTATE TAXES.

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.

10-29-200-022

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

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

**Seller Information**

TIMOTHY L. COPPLE

Seller's or trustee's name

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

701 S RIDGE AVE  
Street address (after sale)

STEELEVILLE  
City

IL  
State

62288-2119  
ZIP

618-317-4440  
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**

JOEY A. COPPLE KANE

Buyer's or trustee's name

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

7155 EDEN RD  
Street address (after sale)

SPARTA  
City

IL  
State

62286-3617  
ZIP



Declaration ID: 20250207920961

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R000681

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JENNIFER R. ANDERSON	701 RIDGE AVE.	STEELEVILLE	IL	622880000	6183174440	USA

Additional Buyers Information





Declaration ID: 20250207920961  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R06681

618-708-0748

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:

JOEY A. COPPLE KANE

Name or company

7155 EDEN RD

Street address

SPARTA

City

IL

State

62286-3617

ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

USA

Country

F-6702

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 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



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 706 S ST LOUIS

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

19-129-001-00	1.05	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/5/2025  
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): (Current)OFFICE BUILDING ON A LOT  
(Intended)OFFICE BUILDING ON A LOT

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.99
RECORDING FEE	31.15
STATE STAMP FEE	45.00
COUNTY STAMP FEE	22.59
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	2.66

Total: 147.50

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 ☐ 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.



Declaration ID: 20250207922060  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00687

12a	Amount of personal property included in the purchase	12a	0.00
12b	Was the value of a mobile home included on Line 12a?	12b	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	<input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> 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.

GENERAL DESCRIPTION: PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

DETAILED DESCRIPTION: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER 30 FEET TO THE EAST LINE OF ILLINOIS STATE ROUTE 4 (60 FEET WIDE) FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING EASTERLY ON THE LAST DESCRIBED COURSE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 240 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89°39' PARALLEL WITH SAID EAST LINE OF ROUTE 4, 190 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°21' PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 240 FEET TO SAID EAST LINE OF ROUTE 4; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°39' ALONG SAID EAST LINE, 190 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 OR A SURVEY THEREOF.

ALL SITUATED IN RANDOLPH COUNTY, ILLINOIS.

10-07-105-002

**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**

TCK HOLDINGS LLC

Seller's or trustee's name

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

40 ROUNDHOUSE RD  
Street address (after sale)

SPARTA  
City

IL  
State

62286-3567  
ZIP

801-830-3809  
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**

BLIND PROPERTIES, LLC

Buyer's or trustee's name

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

706 S SAINT LOUIS ST  
Street address (after sale)

SPARTA  
City

IL  
State

62286-1940  
ZIP



Declaration ID: 20250207922060  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00687

618-559-8482

☒ Under penalties of perjury, I 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:

BLIND PROPERTIES, LLC      706 S SAINT LOUIS ST      SPARTA      IL      62286-1940  
Name or company      Street address      City      State      ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES      F-6701  
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      C  
County      Township      Class      Cook-Minor      Code 1      Code 2  
2 Board of Review's final assessed value for the assessment year prior to the year of sale.  
Land  
Buildings  
Total

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250307923758  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued



DocId:8184509

Tx:4168476

RECORDED

03/11/2025 09:06 AM Pages: 3

2025R00690

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	105.00
COUNTY STAMP FEE	52.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 237.50



PTAX-203

Illinois Real Estate  
Transfer Declaration

Step 1: Identify the property and sale information.

1 905 E RED BUD

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

13-096-008-00

50' X 120'

Dimensions

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 3/7/2025  
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 ☐  
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	105,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250307923758  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00690

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 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.

1 613 N WASHINGTON 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

19-040-012-00	130 x 180	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/10/2025  
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 ☐ 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 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: 20250207906622  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00694

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	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.

A PART OF THE JAMES M. C. LAUTHER LOT (ALSO KNOWN AS THE "LEROY J. MCQUIRE LOT"), SITUATED IN WILLIAM H. MCMILLAN'S FIRST ADDITION TO THE CITY OF SPARTA, RECORDED IN PLAT BOOK "C" AT PAGE 18 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE JAMES M. C. LAUTHER LOT (ALSO KNOWN AS THE "LEROY J. MCQUIRE LOT"), WHICH POINT IS ALSO THE POINT OF INTERSECTION OF THE SOUTH LINE OF SPROUL STREET (FORMERLY NORTH STREET) AND THE WEST LINE OF WASHINGTON STREET; THENCE RUNNING SOUTH ON THE EAST LINE OF JAMES M. C. LAUTHER LOT (ALSO KNOWN AS THE "LEROY J. MCQUIRE LOT"), AND THE WEST LINE OF WASHINGTON STREET FOR A DISTANCE OF 60 FEET TO A POINT; THENCE RUNNING WEST ON A LINE RUNNING PARALLEL WITH THE NORTH LINE OF SAID LOT AND THE SOUTH LINE OF SPROUL STREET, FOR A DISTANCE OF 130 FEET; THENCE RUNNING NORTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT AND THE WEST LINE OF WASHINGTON STREET FOR A DISTANCE OF 60 FEET TO THE NORTH LINE OF SAID LOT AND THE SOUTH LINE OF SPROUL STREET; THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID LOT AND THE SOUTH LINE OF SPROUL STREET FOR A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING.

AND A PART OF THE JAMES M. C. LAUTHER LOT AS THE SAME APPEARS IN THE PLAT OF WILLAM H. MCMILLAN'S FIRST ADDITION TO THE CITY OF SPARTA, RECORDED IN THE PLAT BOOK "C" AT PAGE 18 IN THE OFFICE OF THE COUNTY RECORDER OF RANDOLPH COUNTY, ILLINOIS, THE PART OF SAID LOT BEING CONVEYED BEING MORE FULLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID JAMES M. C. LAUTHER LOT, WHICH POINT IS ALSO THE POINT OF INTERSECTION OF THE SOUTH LINE OF SPROUL STREET (FORMERLY NORTH STREET) AND THE WEST LINE OF WASHINGTON STREET, AND THENCE RUNNING SOUTH ON THE EAST LINE OF SAID LOT AND THE WEST LINE OF WASHINGTON STREET, FOR A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE RUNNING WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID JAMES M. C. LAUTHER LOT AND SOUTH LINE OF SPROUL STREET FOR A DISTANCE OF 130 FEET, THENCE RUNNING SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT AND THE WEST LINE OF WASHINGTON STREET FOR A DISTANCE OF 60 FEET, THENCE RUNNING EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT AND THE SOUTH LINE OF SPROUL STREET FOR A DISTANCE OF 130 FEET TO A POINT ON THE EAST LINE OF SAID LOT AND THE WEST LINE OF WASHINGTON STREET, AND THENCE RUNNING NORTH ALONG THE EAST LINE OF SAID LOT AND THE WEST LINE OF WASHINGTON STREET FOR A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

AND ALSO A RECTANGULAR TRACT OF LAND 60 FEET BY 130 FEET IN THE W. H. MCMILLAN'S FIRST ADDITION TO SPARTA, ILLINOIS, LOCATED IN A TWO ACRE LOT KNOWN AS LEROY J. MCQUIRE LOT FRONTING 60 FEET ON WASHINGTON STREET, THE NORTH LINE OF WHICH TRACT IS 120 FEET SOUTH OF SPROUL STREET, RANDOLPH COUNTY, ILLINOIS.

10-06-109-007

**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**

ELISABETH ANN HUTCHISON

Seller's or trustee's name

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

142 JACKBAT CT

Street address (after sale)

CLARKSVILLE  
City

TN  
State

37043-2236  
ZIP





Declaration ID: 20250207906622  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00694

317-294-1786

☒ Under penalties of perjury, I 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

MERLENE FILIPSIC

Buyer's or trustee's name

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

613 N WASHINGTON ST  
Street address (after sale)

SPARTA  
City

IL  
State

62286-1351  
ZIP

618-317-2143

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:

MERLENE FILIPSIC

Name or company

613 N WASHINGTON ST

Street address

SPARTA  
City

IL  
State

62286-1351  
ZIP

USA  
Country

### Preparer Information

PAIGE WELGE - ARBEITER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

Street address

CHESTER  
City

IL  
State

62233-1657  
ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

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

1 079 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: 20250207906622

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R00694

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JAMES DANIEL HUTCHISON II						

### Additional Buyers Information



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 9618 COUNTRY CLUB LN

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

06-027-007-00

.62

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 3/7/2025  
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  
         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

11 100,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250207916783  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R000896

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. <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.

BEGINNING AT A POINT ON THE WEST LINE OF LOT THIRTEEN (13) SECTION SIXTEEN (16), TOWNSHIP FIVE (5) SOUTH RANGE SIX (6) WEST OF THE THIRD PRINCIPAL MERIDIAN. RANDOLPH COUNTY, ILLINOIS, FIFTY-FIVE (55) FEET SOUTH OF THE CENTER OF THE ILLINOIS SOUTHERN RAIL ROAD (NOW MISSOURI-ILLINOIS RAILROAD); THENCE RUNNING EAST TWO HUNDRED SIXTY (260) FEET; ALONG SAID RIGHT OF WAY; THENCE SOUTH NINETY (90) FEET; THENCE WEST EIGHTY (80) FEET; THENCE SOUTH TWENTY (20) FEET; THENCE WEST ONE HUNDRED EIGHTY (180) FEET; THENCE NORTH ONE HUNDRED TEN (110) FEET TO THE PLACE OF BEGINNING.

09-16-352-008

**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**

NATHAN & BELICIA KNOP

Seller's or trustee's name

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

619 KNOLLWOOD DR

Street address (after sale)

SPARTA

City

IL

State

62286-1015

ZIP

618-317-0055

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**

LUCAS HOWIE

Buyer's or trustee's name

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

9618 COUNTRY CLUB RD

Street address (after sale)

SPARTA

City

IL

State

62286-3412

ZIP

618-615-8629

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:**

LUCAS HOWIE

Name or company

9618 COUNTRY CLUB RD

Street address

SPARTA

City

IL

State

62286-3412

ZIP

2025R00696

## Preparer Information

Preparer and company name  
 PARSEWELGE-ARBEITER LAW OFFICES  
 1019 STATE ST

Street address

nwa@arbeiterlaw.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

CHESTER

City

IL

State

62233-1657

ZIP

618-826-2369

Preparer's daytime phone

USA

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 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.

1 420 S FIRST ST

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

COULTERVILLE

62237-0000

City or village

ZIP

T4S R5W

Township

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

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

16-032-008-00

.35

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 3/10/2025  
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	5,925.00
2 Senior Citizens	1,235.00
3 Senior Citizens Assessment Freeze	95.00

#### 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	28,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250307924349  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00699

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			28,000.00
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			28,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			56.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			28.00
20	County tax stamps — multiply Line 18 by 0.25.	20			14.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			42.00

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

LOTS 5 AND 6 IN BLOCK 2 IN JOHN STEEL'S FIRST ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED JANUARY 30, 1872, IN PLAT BOOK "C" AT PAGE 87 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 SUVERY THEREOF.

04-13-263-003

**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**

ROSIE E DUNIPHAN, BY ATTORNEY IN FACT CANDI S. COLE

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 \_\_\_\_\_  
618-830-2348 \_\_\_\_\_ 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**

BRIAN N. SINN

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
9200 COUNTY LINE RD \_\_\_\_\_ COULTERVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62237-3615  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
618-443-8759 \_\_\_\_\_ 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:**

MALLERY T. SINN \_\_\_\_\_ 420 S 1ST ST \_\_\_\_\_ COULTERVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62237-1748  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
USA \_\_\_\_\_  
Country \_\_\_\_\_



Declaration ID: 20250307924349  
Status: Assessor Review  
Document No.: 2025R00699  
Recording Date: 3/11/2025

State/County Stamp: 0-702-363-056

## Preparer Information

- ARBEITER LAW OFFICES/SW

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

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

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

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

1 079 31 R  
County Township Class Cook-Minor Code 1 Code 2

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

Land \_\_\_\_\_  
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: 20250307924349

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R001099

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
CANDI S. COLE	210 STATE RT 153	COULTERVILLE	IL	622370000		USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JILL A. SINN	9200 COUNTY LINE RD	COULTERVILLE	IL	622370000		USA
MALLERY T. SINN	9200 COUNTY LINE RD	COUTERVILLE	IL	622370000		USA



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 421 S WALNUT

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

49-074-004-00 19-089-007-0020 Acres No  
Primary PIN Lot size or Unit Split  
acreage 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: 9  
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	80.00
COUNTY STAMP FEE	40.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	200.00

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 79,750.00  
12a Amount of personal property included in the purchase 0.00



Declaration ID: 20250207923104  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00710

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			79,750.00
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			79,750.00
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.

LOTS 1, 2 AND 3 IN BLOCK 9 OF A. J. BARKER'S SUBDIVISION, CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS.

09-01-482-003

**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**

BRUCE A DOERR

Seller's or trustee's name

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

789 LAKE ACCESS RD

Street address (after sale)

MURPHYSBORO

City

IL

State

62966-5253

ZIP

618-924-7412

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**

KEEFE KAUPANGER-SWACKER

Buyer's or trustee's name

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

4121 W TOLUCA LAKE AVE

Street address (after sale)

BURBANK

City

CA

State

91505-4031

ZIP

323-804-1388

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:**

KEEFE KAUPANGER-SWACKER

Name or company

4121 W TOLUCA LAKE AVE

Street address

BURBANK

City

CA

State

91505-4031

ZIP

USA

Country

**Preparer Information**

JOHN F ERBES

Preparer and company name

JAX 25-109

Preparer's file number (if applicable)

Escrow number (if applicable)



Declaration ID: 20250207923104  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00710

411 S 23RD ST  
Street address  
erbes@siu.edu  
Preparer's email address (if available)  
MURPHYSBORO  
City  
618-534-4402  
Preparer's daytime phone  
IL  
State  
62966-2440  
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					
	- PARCEL # INCORRECT.					
	- INCORRECTLY MARKED LAND/LOT ONLY					
Illinois Department of Revenue Use					Tab number	



Declaration ID: 20250207923104

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R06710

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
KATHY J DOERR	789 LAKE ACCESS ROAD	MURPHYSBORO	IL	629660000	6189247412	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
NATASHA KAUPANGER-SWACKER	4121 W TOLUCA LAKE AVE	BURBANK	CA	915050000	3238041388	USA



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 W 2ND 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. 2

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

19-089-007-00

19-07400-0060

Acreage

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 X X Apartment building (6 units or less) No. of units: 3

e X X Apartment building (over 6 units) No. of units: 12

f      Office

g      Retail establishment

h      Commercial building (specify):

i      Industrial building

j      Farm

k      Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

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

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

11 Full actual consideration

11 239,250.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250207923132  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00711

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			239,250.00
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			239,250.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			479.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			239.50
20	County tax stamps — multiply Line 18 by 0.25.	20			119.75
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			359.25

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

LOTS 8 AND 9 IN BLOCK 4 OF WILLIAM F. WILSON'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS.

09-01-456-013; 09-01-456-014

**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**

BRUCE A DOERR

Seller's or trustee's name

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

789 LAKE ACCESS RD

Street address (after sale)

MURPHYSBORO

City

IL

State

62966-5253

ZIP

618-924-7412

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**

KEEFE KAUPANGER-SWACKER

Buyer's or trustee's name

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

4121 W TOLUCA LAKE AVE

Street address (after sale)

BURBANK

City

CA

State

91505-4031

ZIP

323-804-1388

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:**

KEEFE KAUPANGER-SWACKER

Name or company

4121 W TOLUCA LAKE AVE

Street address

BURBANK

City

CA

State

91505-4031

ZIP

USA

Country

**Preparer Information**

JOHN F ERBES

Preparer and company name

JAX 25-109

Preparer's file number (if applicable)

Escrow number (if applicable)



Declaration ID: 20250207923132  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00711

411 S 23RD ST  
Street address

MURPHYSBORO  
City

IL  
State

62966-2440  
ZIP

erbes@siu.edu

Preparer's email address (if available)

618-534-4402

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

- PARCEL # INCORRECT  
- INCORRECT # of APT. UNITS

Illinois Department of Revenue Use

Tab number





Declaration ID: 20250207923132

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00711

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-073-015-00	.20	Acres	No

Personal Property Table



DocId:8184599

Tx:4168550



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 307 W CHURCH 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. 3

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

18-081-010-00

60' x 80'

Sq. Feet

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 3/14/2025  
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):

AUTOMATION FEE 11.19  
 GIS TREASURER 15.00  
 GIS COUNTY CLERK FEE 1.00  
 RECORDING FEE 31.15  
 STATE STAMP FEE 129.00  
 COUNTY STAMP FEE 64.50  
 RHSPC 18.00  
 RECORDERS DOCUMENT STORAGE 3.66

Total: 273.50

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 \_\_\_\_\_ 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 11 129,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250307933062  
Status: Assessor Review  
Document No.: 2025R00734  
Recording Date: 3/17/2025

State/County Stamp: 1-922-518-448

618-317-7952

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:**

TIMOTHY BRUEGGEMANN

Name or company

307 CHURCH ST

Street address

CHESTER

City

IL

State

62233-1508

ZIP

**Preparer Information**

JASON COFFEY COFFEY - FISHER, KERKHOVER, COFFEY & GREMMELS

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

600 STATE ST

Street address

CHESTER

City

IL

State

62233-1634

ZIP

jcoffey@fkcgllaw.com

Preparer's email address (if available)

618-826-5021

Preparer's daytime phone

Phone extension

USA

Country

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

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

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

1 079 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:** 20250307933062  
**Status:** Assessor Review  
**Document No.:** 2025R00734  
**Recording Date:** 3/17/2025

**State/County Stamp:** 1-922-518-448

---

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-081-008-00	40' x 120'	Sq. Feet	No
18-081-009-00	80' x 60'	Sq. Feet	No

**Personal Property Table**



## PTAX-203

### Illinois Real Estate Transfer Declaration

RECORDED  
 03/17/2025 12:55 PM Pages: 3

2025R00738

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

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

1 8607 BRANDY

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

06-004-015-50	9.96	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/14/2025  
 Date

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

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	80.00
COUNTY STAMP FEE	40.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>200.00</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 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: 20250307930009  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00738

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.

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°56'07" EAST ON THE NORTH LINE OF SAID WEST HALF, 899.62 FEET TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED IN TRUST TO THE SHAWN E. MARTIN REVOCABLE TRUST AS RECORDED IN DOCUMENT NUMBER 2023R02949 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH 00°50'07" WEST ON THE WEST LINE OF SAID MARTIN TRACT, 480.00 FEET TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF PARCEL 4 AS DESCRIBED IN QUIT CLAIM DEED TO DAVID M. HENSON AS RECORDED IN DOCUMENT NUMBER 2010R03146 IN SAID RECORDER'S OFFICE; THENCE SOUTH 72°22'18" EAST ON THE NORTHERLY LINE OF SAID PARCEL 4, A DISTANCE OF 132.54 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED IN TRUST TO THE SHAWN E. MARTIN REVOCABLE TRUST AS RECORDED IN DOCUMENT NUMBER 2023R03252 IN SAID RECORDER'S OFFICE; THENCE SOUTH 70°57'26" EAST ON THE SOUTHERLY LINE OF SAID MARTIN TRUST TRACT, 307.47 FEET TO AN IRON PIN SET ON THE EAST LINE OF SAID WEST HALF; THENCE SOUTH 00°50'07" WEST ON SAID EAST LINE, 166.00 FEET TO AN IRON PIN SET; THENCE NORTH 58°43'22" WEST, 379.50 FEET TO AN IRON PIN SET; THENCE NORTH 73°21'54" WEST, 1032.00 FEET TO AN IRON PIN SET ON THE WEST LINE OF SAID WEST HALF; THENCE NORTH 01°09'48" EAST ON SAID WEST LINE, 295.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.96 ACRES, MORE OR LESS, AND IS SUBJECT TO THE RIGHT OF WAY OF BRANDY LANE AND IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

09-02-

**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 M. HENSON

Seller's or trustee's name

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

8607 BRANDY LN

Street address (after sale)

SPARTA

City

IL

State

62286-3500

ZIP

618-317-6178

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**

SHANW E. MARTIN AND SHAWNA L. MARTIN, TRUSTEES OF THE SHAWN E. MARTIN REVOCABLE TRUST DATED 1/16/2023



Declaration ID: 20250307930009  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00738

Buyer's or trustee's name  
8661 BRANDY LN  
Street address (after sale)  
618-443-6060  
Buyer's daytime phone  
Phone extension  
SPARTA  
City  
IL  
State  
62286-3500  
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:

SHANW E. MARTIN AND SHAWNA L. 8661 BRANDY LN  
MARTIN TRUSTEES OF THE SHAWN E. MARTIN REVOCABLE TRUST DATED 1/16/2023  
Preparer Information  
SW - ARBEITER LAW OFFICES  
SPARTA  
City  
IL  
State  
62286-3500  
ZIP  
USA  
Country

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  
618-826-2369  
Preparer's daytime phone  
Phone extension  
USA  
Country

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

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

To be completed by the Chief County Assessment Officer

1 079 36 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



DocId:8184625

Tx:4168568

RECORDED

03/17/2025 01:19 PM Pages: 3

**2025R00741**

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

##### 1 PIN OAK 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

13-028-005-00	10	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/14/2025  
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): \_\_\_\_\_

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	180.00
COUNTY STAMP FEE	90.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 350.00

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: \_\_\_\_\_

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

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

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

11 Full actual consideration	11	180,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20250307929079  
Status: Assessor Review  
Document No.: 2025R00741  
Recording Date: 3/17/2025

State/County Stamp: 0-258-067-888

☒ Under penalties of perjury, I 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

BRIAN L. GUEBERT TRUST

Buyer's or trustee's name  
4310 PIN OAK LN  
Street address (after sale)  
618-282-9690  
Buyer's daytime phone  
Phone extension  
RED BUD  
City  
IL  
State  
62278-4448  
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:

BRIAN L. GUEBERT TRUST  
Name or company  
4310 PIN OAK LN  
Street address  
RED BUD  
City  
IL  
State  
62278-4448  
ZIP  
USA  
Country

### Preparer Information

JASON COFFEY COFFEY - FISHER, KERKHOVER, COFFEY & GREMMELS

Preparer and company name  
600 STATE ST  
Street address  
jcoffey@fkcgllaw.com  
Preparer's email address (if available)  
Preparer's file number (if applicable)  
618-826-5021  
Preparer's daytime phone  
Escrow number (if applicable)  
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 34 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: 20250307929079

Status: Assessor Review

Document No.: 2025R00741

Recording Date: 3/17/2025

State/County Stamp: 0-258-067-888

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
13-028-025-00	14	Acres	Yes

Personal Property Table



AUTOMATION FEE	11.19
GISTREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	100.00
COUNTY STAMP FEE	50.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>230.00</b>



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 329 W JACKSON

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. 5

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

19-011-009-00	.1	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/14/2025  
 Date

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

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

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

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

Current Intended

- a ☐ Land/lot only
- b ☒ ☒ Residence (single-family, condominium, townhome, or duplex)
- c ☐ Mobile home residence
- d ☐ Apartment building (6 units or less) No. of units: \_\_\_\_\_
- e ☐ Apartment building (over 6 units) No. of units: \_\_\_\_\_
- f ☐ Office
- g ☐ Retail establishment
- h ☐ Commercial building (specify): \_\_\_\_\_
- i ☐ Industrial building
- j ☐ Farm
- k ☐ Other (specify): \_\_\_\_\_

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

#### 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: 20250207920789  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00744

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. 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.

PARCEL 1: THE WEST HALF OF LOT 93 IN ARMOUR'S SURVEY OF COLUMBUS, NOW THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN ON PLAT DATED AUGUST 9, 1836, AND RECORDED AUGUST 12, 1836, IN PLAT BOOK "A" AT PAGES 15 AND 16 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 19-011-009-00

PROPERTY ADDRESS(ES): 329 WEST JACKSON STREET, SPARTA, IL 62286

PARCEL 2: LOTS 4 AND 5 IN BLOCK 7 IN CHARLES MCILROY'S FIRST ADDITION TO THE CITY OF SPARTA, COUNTY OF RANDOLPH, STATE OF ILLINOIS, AS SHOWN BY PLAT DATED JULY 9, 1903, RECORDED JUNE 16, 1915, IN PLAT RECORD "F" AT PAGE 71 IN THE RANDOLPH COUNTY, ILLINOIS RECORDS.

PERMANENT INDEX NUMBER(S): 19-104-009-00 & 19-104-010-00 & 19-104-008-00

PROPERTY ADDRESS(ES): 512 EAST JEFFERSON STREET, SPARTA, IL 62286

PARCEL 3: THE SOUTH HALF OF LOT 8, IN BLOCK 1 IN JAMES C. BROWN'S ADDITION TO THE TOWN, NOW THE CITY OF SPARTA, COUNTY OF RANDOLPH AND STATE OF ILLINOIS, AS SHOWN BY PLAT DATED NOVEMBER 3, 1858, RECORDED DECEMBER 3, 1858 IN PLAT RECORD "C", PAGE 14 IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF RANDOLPH, STATE OF ILLINOIS, AND ALSO ELEVEN (11) FEET OF EVEN WIDTH OFF THE EAST SIDE OF THE SOUTH HALF OF LOT 7, IN BLOCK 1 IN JAMES C. BROWN'S ADDITION TO THE TOWN, NOT THE CITY OF SPARTA, COUNTY OF RANDOLPH AND STATE OF ILLINOIS, AS SHOWN BY PLAT DATED NOVEMBER 3, 1858, RECORDED DECEMBER 3, 1858 IN PLAT RECORD "C", PAGE 14 IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF RANDOLPH, STATE OF ILLINOIS. SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED. ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING LINES AND RESTRICTIONS OF RECORD.

PERMANENT INDEX NUMBER(S): 19-029-013-00

PROPERTY ADDRESS(ES): 503 WEST 1ST STREET, SPARTA, IL 62286

10-06-132-005; 10-06-132-003; 10-06-132-004; 09-01-452-018

**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 RICHARDSON

Seller's or trustee's name

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

PO BOX 471

Street address (after sale)

SPARTA

City

IL

State

62286-0471

ZIP

618-317-5608

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**



Declaration ID: 20250207920789  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R007441

ANDREW HARGIS

Buyer's or trustee's name

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

9783 HARGIS LN

Street address (after sale)

SPARTA

City

IL

State

62286-3368

ZIP

618-443-8246

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:

ANDREW HARGIS

Name or company

9783 HARGIS LN

Street address

SPARTA

City

IL

State

62286-3368

ZIP

### Preparer Information

- ARBEITER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

Street address

CHESTER

City

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

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

1 079 36 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: 20250207920789  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00744

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-029-013-00	91 x 106	Dimensions	No
19-104-009-00	.15	Acres	No
19-104-010-00	50 x 111	Dimensions	No
19-104-008-00	10 x 111	Dimensions	No

Personal Property Table



DocId:8184640

Tx:4168577

**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration****Step 1: Identify the property and sale information.**

1 2807 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

18-162-001-50

2.48

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

3/13/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X Other

(specify): Limited 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 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 X X Commercial building (specify): SALES/OFFICE

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

AUTOMATION FEE 11.19  
GIS TREASURER 15.00  
GIS COUNTY CLERK FEE 1.00  
RECORDING FEE 31.15  
STATE STAMP FEE 170.00  
COUNTY STAMP FEE 35.00  
RHSPC 18.00  
RECORDERS DOCUMENT STORAGE 3.66

RECORDED

03/17/2025 02:23 PM Pages: 6

2025R00749

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS**Step 2: Calculate the amount of transfer tax due.**

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

11 Full actual consideration

11 170,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250307928890  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00749

THE NORTHWESTERLY LINE OF ROUTE 150 (70 FEET WIDE); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF ROUTE 150 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1077.1 FEET AN ARC DISTANCE OF 13.55 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 7, 424.65 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90° 00', 10 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90° 00', 290.45 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 0.096 ACRES, MORE OR LESS,

RESERVING UNTO SAID GRANTORS, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL RIGHT AND EASEMENT OVER AND UPON SAID REAL ESTATE FOR ROADWAY PURPOSES.

ALSO, GRANTOR CONVEYS TO GRANTEE, HIS HEIRS, REPRESENTATIVES, AND ASSIGNS, A PERPETUAL RIGHT AND EASEMENT TO USE A STRIP OF GROUND 10 FEET IN WIDTH LYING ON THE EAST SIDE OF AND ADJACENT TO THE ABOVE DESCRIBED REAL ESTATE, FOR PUBLIC UTILITY PURPOSES.

18-07-200-010

#### 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

MORTON BUILDINGS, INC.

Seller's or trustee's name

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

252 W ADAMS ST  
Street address (after sale)

MORTON  
City

IL  
State

61550-1804  
ZIP

309-263-7474

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

RUCKER PROPERTIES, LLC

Buyer's or trustee's name

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

100 INDUSTRIAL DR  
Street address (after sale)

CHESTER  
City

IL  
State

62233-2548  
ZIP

618-615-5315

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:

RUCKER PROPERTIES, LLC  
Name or company

100 INDUSTRIAL DR  
Street address

CHESTER  
City

IL  
State

62233-2548  
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



41108583



## PTAX-203

Illinois Real Estate  
Transfer Declaration

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

1 512 S THIRD ST

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

COULTERVILLE

62237-0000

City or village

ZIP

T4S R5W

Township

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

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

16-015-013-00

.67

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

12/30/2024

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest X Other (specify): Special Warranty Deed

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

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

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

Current Intended

a 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 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 74,900.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250307932085  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00752

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<u>X</u>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			74,900.00
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	<u>X</u>	b	k m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			0.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			0.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			0.00
20 County tax stamps — multiply Line 18 by 0.25.	20			0.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			0.00

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

LOTS 3 AND 4 IN W.R. LEIPER'S FIRST ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS.

04-13-329-004

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

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

**Seller Information**

FEDERAL HOME LOAN MORTGAGE CORPORATION

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

6555 EXCELLENCE WAY STE 200 PLANO TX 75023-1202  
Street address (after sale) City State ZIP

855-848-5336 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**

AUDREY NICHOLE CHEETHAM

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

512 S 3RD ST COULTERVILLE IL 62237-1742  
Street address (after sale) City State ZIP

618-967-1424 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:**

AUDREY NICHOLE CHEETHAM 512 S 3RD ST COULTERVILLE IL 62237-1742  
Name or company Street address City State ZIP

USA  
Country

**Preparer Information**

SHANNON BAILEY - TITLE365

def-595180

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

# MyDec

Declaration ID: 20250307932085

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not issued

2025R00752

345 ROUSER RD

Street address

CORAOPOLIS

City

PA

State

15108-4754

ZIP

shannon.bailey@title365.com

Preparer's email address (if available)

412-329-4081

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

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

1 079 31 R  
County Township Class Cook-Minor Code 1 Code 2

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

Land

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



2025R00753

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 305 S THIRD

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

COULTERVILLE 62237-0000  
 City or village ZIP

T4S R5W  
 Township

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

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

16-002-005-00	.16	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/13/2025  
 Date

5 Type of instrument (Mark with an "X"):  
☐ Warranty deed  
☐ Quit claim deed ☐ Executor deed ☐ Trustee deed  
☐ Beneficial interest ☒ Other (specify): Administrator's Deed

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

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

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

- a ☐ Land/lot only
- b ☐ Residence (single-family, condominium, townhome, or duplex)
- c ☒ ☒ Mobile home residence
- d ☐ Apartment building (6 units or less) No. of units: \_\_\_\_\_
- 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	10.50
COUNTY STAMP FEE	5.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>95.75</b>

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	5,515.00
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	40,000.00
12a Amount of personal property included in the purchase	12a	29,500.00



Declaration ID: 20250207914579  
Status: Declaration Submitted  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00753

12b Was the value of a mobile home included on Line 12a?	12b	<u>X</u>	Yes	<u>    </u>	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13				10,500.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14				0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15				0.00
16 If this transfer is exempt, identify the provision.	16		b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17				10,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18				21.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19				10.50
20 County tax stamps — multiply Line 18 by 0.25.	20				5.25
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21				15.75

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

LOTS TWO (2), THREE (3), AND FOUR (4) IN BLOCK FOUR (4) OF COULTER'S ORIGINAL SURVEY TO THE TOWN OF GRAND COTE, NOW VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, AND 1982 HILLCREST MOBILE HOME.  
PERMANENT PARCEL NOS. 16-002-008-00, 16-002-005-50, 16-002-005-00

04-13-186-006; 04-13-186-007; 04-13-186-003

**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**

ESTATE OF KIM MARIE WARD

Seller's or trustee's name

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

PO BOX 249

Street address (after sale)

NASHVILLE

City

IL

State

62263-0249

ZIP

618-443-7714

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**

SIS-BRO, INC.

Buyer's or trustee's name

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

3310 KLEIN SCHOOL ROAD

Street address (after sale)

NEW ATHENS

City

IL

State

62264-0000

ZIP

618-792-2132

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:**

SIS-BRO, INC.

Name or company

3310 KLEIN SCHOOL ROAD

Street address

NEW ATHENS

City

IL

State

62264-0000

ZIP

USA

Country

**Preparer Information**



Declaration ID: 20250207914579  
Status: Declaration Submitted  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00753

AARON EPPLIN - AARON M. EPPLIN, ATTORNEY AT LAW, LLC

Preparer and company name

PO BOX 249

Street address

amepplin@yahoo.com

Preparer's email address (if available)

Preparer's file number (if applicable)

NASHVILLE

City

618-327-8241

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62263-0249

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

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

Land \_\_\_\_\_

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: 20250207914579  
Status: Declaration Submitted  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00753

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
16-002-005-50	.16	Acres	No
16-002-008-00	.16	Acres	No

**Personal Property Table**

Description of Item	Value	Type of Property
1982 HILLCREST MOBILE HOME	\$29,500.00	Tangible



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 905 LEHMEN DR

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

CHESTER  
City or village

62233-0000  
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

18-158-005-00	50' x 206'	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/18/2025  
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):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	109.00
COUNTY STAMP FEE	54.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>243.50</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
<u>      </u> Demolition/damage	<u>      </u>
<u>      </u> Additions	<u>      </u>
<u>      </u> Major remodeling	<u>      </u>
<u>      </u> New construction	<u>      </u>
<u>      </u> Other (specify):	<u>      </u>

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 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	109,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20250307934587  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R007666

### Preparer Information

USA

Country

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

RED BUD

IL

62278-1525

Street address

City

State

ZIP

cooperlieferlaw@gmail.com

618-282-3866

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

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

1

079 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 6420 PAUL DR

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

EVANSVILLE

62242-0000

City or village

ZIP

T5S R7W

Township

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

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

10-044-011-00

0.51

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 2/26/2025  
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 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 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 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 11 4,000.00  
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250207917153  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00789

Mail tax bill to:

RONALD L., GINA R., AMBER V., 7021 PAUL RD ELLIS GROVE IL 62241-1039  
AND AARON W. BLEEM 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  
cooperlieferlaw@gmail.com Preparer's email address (if available)  
Preparer's file number (if applicable) RED BUD City  
Escrow number (if applicable) IL 62278-1525 State ZIP  
618-282-3866 Preparer's daytime phone  
USA Country

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

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

To be completed by the Chief County Assessment Officer					
1	079	37	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				
Illinois Department of Revenue Use			Tab number		



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 12963 WILLY RD

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

COULTERVILLE

62237-0000

City or village

ZIP

T4S R5W

Township

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

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

01-047-017-00

6.97

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

3/25/2025

Date

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

Quit claim deed Executor deed X Trustee deed

Beneficial interest Other (specify):

6 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
STATE STAMP FEE	50.00
COUNTY STAMP FEE	25.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 155.00

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

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

10 Identify only the items that apply to this sale.

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

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

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

11 Full actual consideration	11	50,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250307944105  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R00846

☒ Under penalties of perjury, I 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:

SHARIE M CRADDUCK 12963 WILLY RD COULTERVILLE IL 62237-1959  
Name or company Street address City State ZIP

USA  
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6712

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

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

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

To be completed by the Chief County Assessment Officer

1 079 31 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: 20250307944105  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R00846

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			50,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			50,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			100.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			50.00
20	County tax stamps — multiply Line 18 by 0.25.	20			25.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			75.00

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

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89° 08' 38" EAST, AN ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1525.22 FEET TO A ½ INCH X 30 INCH RE-BAR MARKING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED THENCE NORTH 09° 05' 24" WEST, A DISTANCE OF 525.93 FEET, TO A ½ INCH X 30 INCH RE-BAR; THENCE NORTH 85° 00' 12" EAST, A DISTANCE OF 598.34 FEET, TO A ½ INCH X 30 INCH RE-BAR; THENCE SOUTH 01° 13' 04" EAST, A DISTANCE OF 563.72 FEET, TO A ½ INCH X 30 INCH RE-BAR IN THE SOUTH LINE OF SAID SECTION 26; THENCE SOUTH 89° 08' 38" WEST ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 525.01 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS.

THIS TRACT DOES NOT LIE WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

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

04-26-300-008

**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**

CONSTANCE K. DAVENPORT TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
808 EDENBURGH WAY	BELLEVILLE	IL	62221-7934
Street address (after sale)	City	State	ZIP
708-707-0229	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**

SHARIE M CRADDUCK

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
12963 WILLY RD	COULTERVILLE	IL	62237-1959
Street address (after sale)	City	State	ZIP
618-406-6826	USA		
Buyer's daytime phone	Phone extension	Country	