



Declaration ID: 20241207974800
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



DocId:8185782

Tx:4169474

RECORDED

05/01/2025 08:45 AM Pages: 3

2025R01219

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	19.50
COUNTY STAMP FEE	9.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	109.25



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 COLE PLACE ROAD

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

18-134-013-00

150' X 150'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

4/29/2025

Date

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

 Quit claim deed Executor deed Trustee deed

 Beneficial interest Other (specify):

6 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 19,500.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20241207974800
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2025R01219

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			19,500.00
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	<u> </u> b <u> </u> k <u> </u> m		
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			19,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			39.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			19.50
20	County tax stamps — multiply Line 18 by 0.25.	20			9.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			29.25

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

LOTS 14, 15, AND 16 IN BLOCK 3 IN FOREST HIGHLANDS SUBDIVISION IN AND ADJOINING THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS IN PLAT BOOK "G" ON PAGE 31 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

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

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

LARRY W. AND TERRY L. HARTMAN

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
1253 COLE PLACE RD	CHESTER	IL	62233-2011
Street address (after sale)	City	State	ZIP
618-615-9553	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

MARTY D. REYNOLDS

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
307 CHURCH ST	CHESTER	IL	62233-1508
Street address (after sale)	City	State	ZIP
618-826-2515	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:

MARTY D. REYNOLDS	307 CHURCH ST	CHESTER	IL	62233-1508
Name or company	Street address	City	State	ZIP
		USA		
		Country		



Declaration ID: 20241207974800
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01219

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6593

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

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number

2025R01220

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	55.00
COUNTY STAMP FEE	27.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	162.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 405 E MAIN 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

17-001-008-00

60' X 160'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/29/2025

Date

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

 Quit claim deed

 Executor deed

 Trustee deed

 Beneficial interest Other (specify):

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

7 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:

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 X Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 55,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250307937589
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01220

Preparer Information

Preparer and company name REBECCA COOPER - COOPER & LIEFER LAW OFFICES		USA Country	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 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land _____ Buildings _____ Total _____	4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No 5 Comments _____
Illinois Department of Revenue Use	Tab number



2025R01222

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	481.00
COUNTY STAMP FEE	240.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	801.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 210 S MAIN ST

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

RED BUD 62278-0000
City or village ZIP

T4S R8W
Township

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

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

13-067-009-00	72' x 172'	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/30/2025
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): DENTAL 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

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	480,687.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250307935277
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01222

Preparer Information

Preparer and company name	USA	Preparer's file number (if applicable)	Escrow number (if applicable)
REBECCA COOPER - COOPER & LIEFER LAW OFFICES	Country		
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 _____
County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____

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

Land _____
Buildings _____
Total _____

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 277 KASKASKIA DR

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

RED BUD

62278-0000

City or village

ZIP

T4S R8W

Township

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

13-141-561-50

0.17

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/30/2025
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:

 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

11 180,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250407950044
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01228

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			180,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			180,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			360.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			180.00
20	County tax stamps — multiply Line 18 by 0.25.	20			90.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			270.00

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

ALL THAT CERTAIN LOT, PARCEL OF LAND OR CONDOMINIUM UNIT SITUATED IN THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 4 OF "PLAT FIVE ADDITION HART LANE SUBDIVISION"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, RECORDED OCTOBER 5, 2001 AS DOCUMENT 193248 IN PLAT CABINET 6, JACKET 92, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 4 IN THE ABOVE-REFERENCED "PLAT FIVE FIRST ADDITION HART LANE SUBDIVISION"; THENCE NORTH 89° 45' 06" EAST ON THE SOUTH LINE OF LOT 4, A DISTANCE OF 49.00 FEET TO A CHISELED "X" IN A CONCRETE DRIVEWAY; THENCE NORTH 00° 10' 53" WEST, A DISTANCE OF 150.09 FEET TO AN IRON PIN ON THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89° 45' 50" WEST ON SAID NORTH LINE, A DISTANCE OF 51.85 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 01° 16' 09" EAST ON THE WEST LINE OF LOT 4, A DISTANCE OF 150.13 FEET TO THE POINT OF BEGINNING.

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

Step 4: Complete the requested information.

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

Seller Information

DELORES M. BIEVENUE

Seller's or trustee's name

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

351 LOCKWOOD DR APT 38

Street address (after sale)

RED BUD

City

IL

State

62278-2033

ZIP

618-207-0673

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

DEB BRAUN

Buyer's or trustee's name

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

277 KASKASKIA DR

Street address (after sale)

RED BUD

City

IL

State

62278-1387

ZIP

302-530-1213

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250407950044
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01228

☒ Under penalties of perjury, I 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:

DEB BRAUN 277 KASKASKIA DR RED BUD IL 62278-1387
Name or company Street address City State 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) CHESTER
City
618-826-5021
Preparer's daytime phone

Escrow number (if applicable) IL 62233-1634
State ZIP
USA
Country

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

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

To be completed by the Chief County Assessment Officer

- County Township Class Cook-Minor Code 1 Code 2
- Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total
- Year prior to sale
- Does the sale involve a mobile home assessed as real estate? Yes No
- Comments

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

2025R01244

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	125.00
COUNTY STAMP FEE	62.50
RHSPC	19.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	267.50

Step 1: Identify the property and sale information.

1 1809 SWANWICK
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

18-104-005-00	0.11	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/1/2025
Date

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

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

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

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

Current Intended

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

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

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

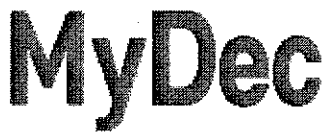
10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract
year contract initiated: _____
b ☐ Sale between related individuals or corporate affiliates
c ☐ Transfer of less than 100 percent interest
d ☐ Court-ordered sale
e ☐ Sale in lieu of foreclosure
f ☐ Condemnation
g ☐ Short sale
h ☐ Bank REO (real estate owned)
i ☐ Auction sale
j ☐ Seller/buyer is a relocation company
k ☐ Seller/buyer is a financial institution or government agency
l ☐ Buyer is a real estate investment trust
m ☐ Buyer is a pension fund
n ☐ Buyer is an adjacent property owner
o ☐ Buyer is exercising an option to purchase
p ☐ Trade of property (simultaneous)
q ☐ Sale-leaseback
r ☐ Other (specify): _____
s ☒ Homestead exemptions on most recent tax bill:
1 General/Alternative 6,000.00
2 Senior Citizens 5,000.00
3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	125,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250407960304
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01244

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

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

LOT 28 IN BLOCK 2 OF FAIRVIEW ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED JULY 3, 1916, AND RECORDED JULY 25, 1916, IN PLAT BOOK D AT PAGE 14 1/2 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, SITUATED IN RANDOLPH COUNTY, ILLINOIS. EXCEPT ALL COAL OIL, GAS AND OTHER MINERALS.

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

FRANCES JACKSON

Seller's or trustee's name

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

4290 KASKASKIA RD
Street address (after sale)

ELLIS GROVE
City

IL
State

62241-1718
ZIP

618-977-1582

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

ADAM R. JOLLEY

Buyer's or trustee's name

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

1809 SWANWICK ST
Street address (after sale)

CHESTER
City

IL
State

62233-1125
ZIP

618-708-7503

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:

ADAM R. JOLLEY
Name or company

1809 SWANWICK ST
Street address

CHESTER
City

IL
State

62233-1125
ZIP

USA
Country

Preparer Information



Declaration ID: 20250407960304
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01244

SW- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 _____
County Township Class Cook-Minor Code 1 Code 2

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

Land _____
Buildings _____
Total _____

3 Year prior to sale _____

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

5 Comments _____

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250407960304

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R012441

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
DANIEL JACKSON						

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 505 ELLIS BLVD

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

11-049-006-50

1.69

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/29/2025

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:

Date

 Demolition/damage

 Additions

 Major remodeling

 New construction

 Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
 year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s X Homestead exemptions on most recent tax bill:

1 General/Alternative 8,000.00

2 Senior Citizens 5,000.00

3 Senior Citizens Assessment Freeze 8,535.00

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

11 174,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250407964123
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01246

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			174,000.00
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			174,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			348.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			174.00
20	County tax stamps — multiply Line 18 by 0.25.	20			87.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			261.00

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

SOUTH TRACT:

COMMENCING AT THE MOST SOUTHERLY CORNER OF OUTLOT 7 IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 7 WEST IN THE VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 AND ALONG THE EAST LINE OF OUTLOT 8, 23.99 FEET TO AN IRON PIN ON THE SOUTHWESTERLY LINE OF OLD ILLINOIS STATE ROUTE 3 (60 FEET WIDE) FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 131 DEGREES 14' 30" ALONG SAID SOUTHWESTERLY LINE OF OLD ROUTE 3, 160.66 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 62 DEGREES 42' 45", 206.47 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 69 DEGREES 18' 30", 105.36 FEET TO AN IRON PIN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 89 DEGREES 13' 15", 311.52 FEET TO AN IRON PIN ON SAID EAST LINE OF OUTLOT 8; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90 DEGREES 00' ALONG SAID EAST LINE, 75.01 FEET TO THE POINT OF BEGINNING.

NORTH TRACT:

COMMENCING AT THE MOST SOUTHERLY CORNER OF OUTLOT 7 IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 7 WEST IN THE VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 AND ALONG THE EAST LINE OF OUTLOT 8, 23.99 FEET TO AN IRON PIN ON THE SOUTHWESTERLY LINE OF OLD ILLINOIS STATE ROUTE 3 (60 FEET WIDE); THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 131 DEGREES 14' 30" ALONG SAID SOUTHWESTERLY LINE OF OLD ROUTE 3, 160.66 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTHWESTERLY ON THE LAST DESCRIBED COURSE ALONG SAID SOUTHWESTERLY LINE OF OLD ROUTE 3, 260.00 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 132 DEGREES 01' 15", 247.00 FEET TO AN IRON PIN; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 110 DEGREES 41' 30", 206.47 FEET TO THE POINT OF BEGINNING.

Step 4: Complete the requested information.

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

Seller Information

MARY SUE HUDSON

Seller's or trustee's name

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

10303 STATE ROUTE 3

Street address (after sale)

RED BUD

City

IL

State

62278-4419

ZIP

618-713-6291

Seller's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20250407964123
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01246

Buyer Information

LUCAS TANNER CURTEN

Buyer's or trustee's name

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

505 ELLIS BLVD

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1771

ZIP

618-791-0790

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 TANNER CURTEN

Name or company

505 ELLIS BLVD

Street address

ELLIS GROVE

City

IL

State

62241-1771

ZIP

USA

Country

Preparer Information

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

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

231 S MAIN ST

Street address

WATERLOO

City

IL

State

62298-1325

ZIP

closings@monroecountytitle.com

Preparer's email address (if available)

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 _____
County Township Class Cook-Minor Code 1 Code 2

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

3 Year prior to sale _____

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

4169561



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 501 NORTH 5TH STREET

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

BALD

62217-0000

City or village

ZIP

T4S R7W

Township

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

09-071-007-00

12,632

Sq. Feet

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/1/2025
Date

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

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

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

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

- a 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):

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	10.00
COUNTY STAMP FEE	5.00

TOTAL: 95.00

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 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 10,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250307940584

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01263

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			10,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			10,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			20.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			10.00
20	County tax stamps — multiply Line 18 by 0.25.	20			5.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			15.00

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

LOTS 5 AND 8 IN BLOCK 2 OF WILLIAM M. DOUGLAS ADDITION TO THE TOWN OF BALDWIN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED AUGUST 11, 1874, IN PLAT BOOK "C" AT PAGE 110 1/2 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

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

996762126

Seller's or trustee's name

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

6494 W 98TH DR

Street address (after sale)

BROOMFIELD

City

CO

State

80021-5443

ZIP

303-913-5511

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

ANGELA KIRCHHOEFER

Buyer's or trustee's name

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

507 N 5TH ST

Street address (after sale)

BALDWIN

City

IL

State

62217-1105

ZIP

618-317-0986

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:

ANGELA KIRCHHOEFER

Name or company

507 N 5TH ST

Street address

BALDWIN

City

IL
State

62217-1105

ZIP

Preparer Information

USA

Country



Declaration ID: 20250307940584
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01263

LAURIE BAUMGARTH - INVESTORS TITLE COMPANY

Preparer and company name

1897 RICHARDSON RD

Street address

lbaumgarth@mititlellc.com

Preparer's email address (if available)

MI-251135

Preparer's file number (if applicable)

ARNOLD

City

636-296-3065

Preparer's daytime phone

MI-251135

Escrow number (if applicable)

MO

State

63010-3929

ZIP

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
County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 605 LAKEVIEW

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. 3

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

17-070-007-00

0.68

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

5/5/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

 Demolition/damage

 Additions

 Major remodeling

 New construction

 Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
year contract initiated:

b X Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s X Homestead exemptions on most recent tax bill:

1 General/Alternative 6,000.00

2 Senior Citizens 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

11 325,000.00

12a Amount of personal property included in the purchase

12a 0.00

2025R01265

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	325,000.00
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	325,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	650.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	325.00
20	County tax stamps — multiply Line 18 by 0.25.	20	162.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	487.50

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

PARCEL 1: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY ILLINOIS; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 621.64 FEET TO A POINT; THENCE EASTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 90°00', A DISTANCE OF 25 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF A DEDICATED PUBLIC STREET; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 47°03' (TURNED TO CHORD), ALONG A CURVE TO THE RIGHT IN SAID RIGHT-OF-WAY, SAID CURVE HAVING A RADIUS OF 50 FEET, A DISTANCE OF 68.23 FEET (MEASURED ALONG CHORD) TO A POINT; THENCE EASTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 43°02'30" (TURNED FROM CHORD), ALONG THE SOUTH LINE OF LAKEVIEW DRIVE IN CRESCENT LAKE SUBDIVISION, A DISTANCE OF 128.09 FEET TO A POINT, AND THE BEGINNING OF A CURVE TO THE RIGHT IN SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE HAVING A RADIUS OF 473.26 FEET; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 4°34' (TURNED TO CHORD), ALONG SAID CURVE TO THE RIGHT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE, A DISTANCE OF 75.00 FEET (MEASURED ALONG CHORD) TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, THENCE CONTINUING SOUTHEASTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 8°08' (TURNED TO CHORD), ALONG SAID CURVE TO THE RIGHT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE, A DISTANCE OF 59.79 FEET (MEASURED ALONG CHORD) TO A POINT; THENCE CONTINUING SOUTHEASTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 11°47'30" (TURNED TO CHORD), ALONG SAID CURVE TO THE RIGHT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE, A DISTANCE OF 134.45 FEET (MEASURED ALONG CHORD) TO A POINT, SAID POINT BEING THE END OF SAID CURVE TO THE RIGHT; THENCE CONTINUING SOUTHEASTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 8°10' (TURNED FROM CHORD), ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE, A DISTANCE OF 122.98 FEET TO THE BEGINNING OF A CURVE TO THE LEFT IN THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE, SAID CURVE HAVING A RADIUS OF 50 FEET; THENCE CONTINUING SOUTHEASTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 26°35'30" (TURNED TO CHORD), ALONG SAID CURVE TO THE LEFT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE, A DISTANCE OF 44.73 FEET (MEASURED ALONG CHORD) TO A POINT; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 26°36', A DISTANCE OF 120.00 FEET TO A POINT; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 43°15', A DISTANCE OF 331.00 FEET TO A POINT; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 18°12', A DISTANCE OF 229.00 FEET TO A POINT IN THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE WESTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 125°56' ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 480.21 FEET TO A POINT ON THE EASTERLY BANK OF COX CREEK; THENCE NORTHERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 95°07' ALONG THE EASTERLY BANK OF SAID COX CREEK, A DISTANCE OF 70.60 FEET TO A POINT; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 43°38' ALONG THE NORTHEASTERLY BANK OF SAID COX CREEK, A DISTANCE OF 75.00 FEET TO A POINT; THENCE CONTINUING NORTHWESTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 22°12' ALONG THE NORTHEASTERLY BANK OF SAID COX CREEK, A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTHERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 56°38', A DISTANCE OF 481.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.267 ACRES, MORE OR LESS.

AND

PARCEL 2: LOT 32 IN BLOCK 7 IN CRESCENT LAKE SUBDIVISION IN THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT FILED FOR RECORD ON DECEMBER 9, 1964 AND RECORDED IN VOLUME "I" OF PLATS ON PAGE 4 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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



Declaration ID: 20250307943195
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01205

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

SCOT W. ALMS

Seller's or trustee's name

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

605 W SOUTH ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1926

ZIP

618-615-1957

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

JOHN ANTONACCI

Buyer's or trustee's name

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

605 LAKEVIEW DR

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2324

ZIP

618-210-1830

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

JOHN ANTONACCI

Name or company

605 LAKEVIEW DR

Street address

STEELEVILLE

City

IL

State

62288-2324

ZIP

USA

Country

Preparer Information

SW - 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

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

3 Year prior to sale

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

5 Comments



Declaration ID: 20250307943195
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01265

Total Illinois Department of Revenue Use	Tab number



Declaration ID: 20250307943195

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01265

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
17-082-042-00	0.75	Acres	No
03-033-011-00	5.34	Acres	No

Personal Property Table



Declaration ID: 20250307943195

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01265

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
SHEILA K. ALMS	123 ANY ST	TOWN	IL	622220000		USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
AMANDA ANTONACCI	605 LAKEVIEW DR	STEELEVILLE	IL	622880000		USA



2025R01266

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	110.00
COUNTY STAMP FEE	55.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	245.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 108 ADAMS DR
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP

T7S R6W

Township

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

18-182-006-00	.20	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/2/2025
Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	110,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250307945045
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01266e

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			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. This is the net consideration subject to transfer tax.	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. This is the total amount of transfer tax due	21			165.00

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

LOT 1 OF EGGEMEYER'S SUBDIVISION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT THEREOF RECORDED SEPTEMBER 28, 1962, IN PLAT BOOK "H" AT PAGE 50 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

JOSHUA LOUVEAU

Seller's or trustee's name

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

120 E OLD PLANK RD
Street address (after sale)

CHESTER
City

IL
State

62233-2210
ZIP

618-615-0048

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

RAYMOND STONE

Buyer's or trustee's name

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

1200 CAVALIER ST
Street address (after sale)

MOORE
City

OK
State

73160-1822
ZIP

405-213-9470

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:

RAYMOND STONE
Name or company

1200 CAVALIER ST
Street address

MOORE
City

OK
State

73160-1822
ZIP

USA
Country

Preparer Information



Declaration ID: 20250307945045
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 B012466

JASON 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)

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

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250307945045

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R012666

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
KELLIE LOUVEAU	120 OLD PLANK ROAD	CHESTER	IL	622330000	6186150048	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JILL CHAPMAN	108 ADAMS DRIVE	CHESTER	IL	622330000	4052053787	USA

2025R01277

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	324.00
COUNTY STAMP FEE	162.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	566.00



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 1113 MONROE STREET

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

REDBUD

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

13-113-094-00

84' X 120'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

- 4 Date of instrument: 5/2/2025
- 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: 2/10/2025

Date

- Demolition/damage Additions Major remodeling
- X 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	324,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250307943171
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01277

KEVIN AND ADRIENNE BIEVENUE	1113 MONROE STREET	RED BUD	IL	62278-0000
Name or company	Street address	City	State	ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES	USA		
Preparer and company name	Country		
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 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____ 2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land _____ Buildings _____ Total _____	3 Year prior to sale _____ 4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No 5 Comments _____
Illinois Department of Revenue Use	Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 107 S THIRD ST

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-067-003-00

0.16

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/2/2025
Date

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

Quit claim deed X Executor deed Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	54.00
COUNTY STAMP FEE	27.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 161.00

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 Safe-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	54,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250407970421
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01279

Preparer Information

Preparer and company name
REBECCA COOPER - COOPER & LIEFER LAW OFFICES
205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

RED BUD

City

Escrow number (if applicable)

IL

State

62278-1525

ZIP

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

2

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

Land

Buildings

Total

3

Year prior to sale

4

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

5

Comments

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 303 SUNSET

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

SPARTA 62286-0000
City or village ZIP

T4S R6W

Township

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

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

19-156-013-00 .25 Acres No
Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 5/7/2025
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): _____

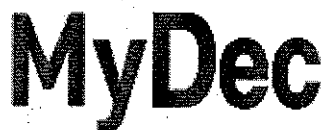
10 Identify only the items that apply to this sale.

- 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 222,000.00
12a Amount of personal property included in the purchase 0.00



Declaration ID: 20250407967975
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01289

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			222,000.00
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			222,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			444.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			222.00
20	County tax stamps — multiply Line 18 by 0.25.	20			111.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			333.00

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

LOT 19 AND THE EAST 30 FEET OF LOT 18 OF NORTHTOWN MEADOWS SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT "I" AT PAGE 89, DATED JULY 19, 1973, AND RECORDED AUGUST 10, 1973 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, EXCEPT ALL COAL, GAS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL OTHER RIGHTS AND EASEMENTS IN FAVOR OF THE OWNER OF THE MINERAL ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID ESTATE.

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

TOMAS A. PACHECO

Seller's or trustee's name

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

186 CRESTFIELD CT
Street address (after sale)

SAINT CHARLES
City

MO
State

63301-4933
ZIP

618-977-5582
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

BRITTANY G. CASAREZ

Buyer's or trustee's name

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

303 SUNSET DR
Street address (after sale)

SPARTA
City

IL
State

62286-1031
ZIP

618-443-7832
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:

BRITTANY G. CASAREZ
Name or company

303 SUNSET DR
Street address

SPARTA
City

IL
State

62286-1031
ZIP



Declaration ID: 20250407967975
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01289

Preparer Information

USA
Country

SW - ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250407967975

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01289

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
MORGAN PACHECO						USA

Additional Buyers Information



Declaration ID: 20250507975022
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



RECORDED
05/08/2025 10:29 AM Pages: 3



PTAX-203

**Illinois Real Estate
Transfer Declaration**

2025R01298

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	56.00
COUNTY STAMP FEE	28.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	164.00

Step 1: Identify the property and sale information.

1 314 MCCARTHY DRIVE

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

RED BUD

62278-0000

City or village

ZIP

T4S R8W

Township

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

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

13-126-003-00

0.1900

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 9/19/2024
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated : _____
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest
d Court-ordered sale
e Sale in lieu of foreclosure
f Condemnation
g Short sale
h Bank REO (real estate owned)
i Auction sale
j Seller/buyer is a relocation company
k Seller/buyer is a financial institution or government agency
l Buyer is a real estate investment trust
m Buyer is a pension fund
n Buyer is an adjacent property owner
o Buyer is exercising an option to purchase
p Trade of property (simultaneous)
q Sale-leaseback
r Other (specify):
s 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	56,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507975022
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01298

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			56,000.00
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			56,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			112.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			56.00
20	County tax stamps — multiply Line 18 by 0.25.	20			28.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			84.00

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

LOT 3 IN MCCARTHY ADDITION TO THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS.

SUBJECT TO EASEMENT OVER SOUTH FIVE (5) FEET OF SAID TRACT CONVEYED HEREIN GRANTED THE CITY OF RED BUD, FOR PUBLIC UTILITY PURPOSES AND TO BUILDING RESTRICTIONS AND USE THEREOF AS SHOWN ON SURVEYOR'S PLAT OF SAID ADDITION RECORDED IN VOLUME "H" OF PLATS ON PAGES 8 AND 9 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, AND AS PROVIDED IN ORDINANCE NO. 173 OF THE CITY OF RED BUD, CREATING AND ACCEPTING SAID ADDITION.

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

Step 4: Complete the requested information.

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

Seller Information

REBECCA F. KOOPMAN

Seller's or trustee's name

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

151 SOMERSET LN APT 6

Street address (after sale)

AVON LAKE

City

OH

State

44012-3207

ZIP

618-975-9758

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

COLTIN D. BIETHMAN

Buyer's or trustee's name

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

314 MCCARTHY ST

Street address (after sale)

RED BUD

City

IL

State

62278-1328

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: 20250507975022

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01298

COLTIN D. BIETHMAN	314 MCCARTHY ST	RED BUD	IL	62278-1328
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

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507975022

Status: Closing Completed
Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R01298

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
DOUGLAS J. BIETHMAN	217 GODIER STREET	PRAIRIE DU ROCHER	IL	622770000	6182823866	USA



Declaration ID: 20250507974054
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued
DocId: 8185981
TX: 4169631

RECORDED
05/08/2025 10:46 AM Pages: 2



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 904 WILLIAM ST
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP
T7S R7W
Township

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

18-029-009-00	0.85	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/8/2025
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	240.00
COUNTY STAMP FEE	120.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	440.00

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 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	240,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507974054

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01301

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			240,000.00
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			240,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			480.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			240.00
20	County tax stamps — multiply Line 18 by 0.25.	20			120.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			360.00

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

PART OF LOTS 1 AND 2 OF BLOCK 9 AND PART OF BLOCKS 13 AND 14 OF OPDYKE'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT AN OLD IRON PIN 16.5 FEET NORTHEAST OF MOST WESTERLY CORNER OF LOT 2 OF BLOCK 9 OF OPDYKE'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "C", PAGE 4 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOTS 2 AND 1 OF BLOCK 9, 195 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 89°50'20", 165 FEET TO AN IRON PIN; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 90°9'40", 195 FEET TO AN IRON PIN; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 89°50'20", 165 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT OVER THE NORTHERLY 12 FEET OF THE SOUTHWESTERLY 16.5 FEET OF SAID LOT 2 AND TO AN EASEMENT RETAINED BY GRANTOR FOR INGRESS AND EGRESS DESCRIBED AS COMMENCING AT THE MOST WESTERLY CORNER OF ABOVE DESCRIBED 0.739 ACRE TRACT; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID TRACT, 30 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 115°35'40", 69.85 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID 0.739 ACRE TRACT; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 154°34'00" ALONG SAID NORTHWESTERLY LINE 63 FEET TO THE POINT OF BEGINNING.

Step 4: Complete the requested information.

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

Seller Information

TREVOR R. KELKHOFF

Seller's or trustee's name

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

4162 PERDY RD

Street address (after sale)

CHESTER

City

IL

State

62233-2602

ZIP

618-615-5177

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

ALEXIS CHOATE

Buyer's or trustee's name

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

904 WILLIAM ST

Street address (after sale)

CHESTER

City

IL

State

62233-1737

ZIP

618-615-9188

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250507974054

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01301

☒ Under penalties of perjury, I 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:

ALEXIS CHOATE 904 WILLIAM ST CHESTER IL 62233-1737
Name or company Street address City State ZIP

USA
Country

Preparer Information

SW - ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 _____
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land _____
Buildings _____
Total _____

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507974054

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01301

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
MICHELLE A. KELKHOFF						

Additional Buyers Information



Declaration ID: 20250507974894
Status: Closing Completed
Document No.: Not Recorded

RECORDED
05/08/2025 11:33 AM Pages: 3
State/County Stamp: 2025R01302
MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

41169633



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 517 W GERMAN ST

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

CHESTER 62233-0000

City or village ZIP

T7S R7W

Township

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

18-073-014-00	0.14	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/29/2025
Date

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

6 ☒ Yes ☐ No Will the property be the buyer's principal residence?
7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

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

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	91.00
COUNTY STAMP FEE	45.50

TOTAL: 216.50

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	91,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507974894
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01302

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			91,000.00
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			91,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			182.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			91.00
20	County tax stamps — multiply Line 18 by 0.25.	20			45.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			136.50

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

TWENTY (2) FEET OF THE SOUTHEAST SIDE OF LOT 18 AND TWENTY (2) FEET OFF THE NORTHWEST SIDE OF LOT 19, FRONTING 40 FEET ON GERMAN STREET AND EXTENDING THE FULL DEPTH OF SAID LOTS 18 AND 19 TO THE ALLEY IN THE REAR OF SAID LOTS, ALL IN CITY SUBDIVISION OF LOTS OR BLOCKS 57 AND 64 OF SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED DECEMBER 11, 1922, RECORDED JANUARY 2, 1923, IN PLAT BOOK "F" AT PAGE 95 OF THE RECORDS OF RANDLOPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

JAMES HALL

Seller's or trustee's name
5025 GLOBER RD
Street address (after sale)
618-317-0010
Seller's daytime phone
CHESTER
City
IL
State
62233-3031
ZIP
USA
Country

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

Buyer Information

ZACHARY STEWART

Buyer's or trustee's name
517 W GERMAN ST
Street address (after sale)
618-859-6261
Buyer's daytime phone
CHESTER
City
IL
State
62233-1326
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:

ZACHARY STEWART
Name or company
517 W GERMAN ST
Street address
CHESTER
City
IL
State
62233-1326
ZIP
USA
Country



Declaration ID: 20250507974894
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RO 1302

Preparer Information

PAMELA STAAL - PREMIER TITLE

2025-01548-RO

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1000 JORIE BLVD

OAK BROOK

IL

60523-2214

Street address

City

State

ZIP

pstaal@premier-title.com

708-699-3100

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

County Township Class Cook-Minor Code 1 Code 2

2

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

Land

Buildings

Total

3

Year prior to sale

4

Does the sale involve a mobile home assessed as real estate?

Yes

No

5

Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507974894

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R01302

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
PAULA HALL	5025 GLOBER ROAD	CHESTER	IL	622330000	6183170010	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ALAINA PRESSWOOD	517 W. GERMAN STREET	CHESTER	IL	622330000	6188596261	USA

RECORDED

05/08/2025 12:15 PM Pages: 4

2025R01306

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 2122 N MARKET ST
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. 4
3 Enter the primary parcel identifying number and lot size or acreage

19-151-002-50	1200	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/22/2025
Date

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

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

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

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

- a ☐ Land/lot only
- b ☒ ☒ Residence (single-family, condominium, townhome, or duplex)
- c ☐ Mobile home residence
- d ☐ Apartment building (6 units or less) No. of units:
- 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	<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>186,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250507971842

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01306

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			186,000.00
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			186,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			372.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			186.00
20	County tax stamps — multiply Line 18 by 0.25.	20			93.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			279.00

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

TRACT 1:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 5, WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; EXCEPTING THAT PORTION CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY TRUSTEE'S DEED RECORDED MARCH 18, 1998, IN BOOK 535 ON PAGE 85 AS DOCUMENT NUMBER 168698, EXCEPTING COAL, OIL, GAS, AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY, SITUATED IN THE COUNTY OF RANDOLPH, AND THE STATE OF ILLINOIS.

TRACT 2:

PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 5, WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 5, WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, WITH THE EASTERLY LINE OF RIGHT OF WAY OF S.B.I. ROUTE 43; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE A DISTANCE OF 1210.75 FEET TO A POINT WHICH SHALL BE THE POINT OF BEGINNING FOR THIS DESCRIPTION, FROM SAID POINT OF BEGINNING; THENCE EASTERLY ALONG A LINE WITH A DEFLECTION ANGLE OF 90 DEGREES 07 MINUTES 12 SECONDS A DISTANCE OF 793.43 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE WITH A DEFLECTION ANGLE OF 92 DEGREES 02 MINUTES 43 SECONDS, A DISTANCE OF 1538.50 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SAID SECTION 30; THENCE WESTERLY ALONG THE SAID NORTH LINE WITH A DEFLECTION ANGLE OF 87 DEGREES 24 MINUTES 24 SECONDS, A DISTANCE OF 741.79 FEET TO A POINT IN THE SAID EASTERLY LINE OF RIGHT OF WAY OF S.B.I. ROUTE 43; THENCE SOUTHERLY ALONG THE SAID LINE OF RIGHT OF WAY WITH A DEFLECTION ANGLE OF 90 DEGREES 39 MINUTES 53 SECONDS A DISTANCE OF 1544.59 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 OF "THE MEADOWS", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER MINUTES OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN PLAT CABINET "5" ON PAGE 38;

AND FURTHER EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO SPARTA COMMUNITY AIRPORT AUTHORITY BY WARRANTY DEED RECORDED DECEMBER 12, 1990 IN BOOK 377 ON PAGE 158, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE LAKE SITE IN THE MEADOWS, A SUBDIVISION PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 5, WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE MEADOWS SUBDIVISION AND THE NORTHEAST CORNER OF THE MEADOWS SUBDIVISION LAKE SITE; THENCE IN A SOUTHERLY DIRECTION SOUTH 1 DEGREES 53 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LAKE SITE 150.00 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF MEADOWS SUBDIVISION LAKE SITE AND THE NORTHEAST CORNER OF LOT 1 OF THE MEADOWS SUBDIVISION; THENCE IN A WESTERLY DIRECTION NORTH 89 DEGREES 18 MINUTES 45 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, 77.89 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION NORTH 0 DEGREES 6 MINUTES 18 SECONDS EAST, 149.87 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION AND THE NORTH LINE OF SAID LAKE SITE; THENCE IN AN EASTERLY DIRECTION SOUTH 89 DEGREES 18 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LAKE SITE 72.66 FEET TO THE NORTHEAST CORNER OF SAID LAKE SITE AND THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT IS COMMONLY KNOWN AS PART OF THE LAKE SITE OF "THE MEADOWS"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN PLAT CABINET "5" ON PAGE 38, EXCEPTING COAL, OIL GAS AND OTHER MINERALS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES, IF ANY, SITUATED IN THE COUNTY OF RANDOLPH AND THE STATE OF ILLINOIS.

Step 4: Complete the requested information.

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



Declaration ID: 20250507971842

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01306

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

MCLP ASSET COMPANY, INC

Seller's or trustee's name

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

3501 OLYMPUS BLVD

Street address (after sale)

COPPELL

City

TX

State

75019-6156

ZIP

312-320-3200

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

MRAGGIE Y. BONNER-SEARS

Buyer's or trustee's name

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

2122 N MARKET ST

Street address (after sale)

SPARTA

City

IL

State

62286-2106

ZIP

312-320-3200

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:

MRAGGIE Y. BONNER-SEARS

Name or company

2122 N MARKET ST

Street address

SPARTA

City

IL

State

62286-2106

ZIP

USA

Country

Preparer Information

BRIAN SEGEL - SEGEL LAW GROUP, INC

Preparer and company name

Preparer's file number (if applicable)

23CST900113NR

Escrow number (if applicable)

1827 WALDEN OFFICE SQ STE 450

Street address

SCHAUMBURG

City

IL

State

60173-4287

ZIP

office@segellaw.com

Preparer's email address (if available)

847-465-9898

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1

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

3 Year prior to sale

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

5 Comments



Declaration ID: 20250507971842

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01306

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
01-052-013-00	1200	Sq. Feet	No
19-165-001-50	1200	Sq. Feet	No
01-081-119-50	1200	Sq. Feet	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 3 ZACHERY LANE

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

CHESTER

62233-0000

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

11-027-019-00

2.17

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/7/2025
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	27.50
COUNTY STAMP FEE	13.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	121.25

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract
year contract initiated: _____
- b ☒ Sale between related individuals or corporate affiliates
- c ☐ 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	27,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250407968544
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01308

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13		27,500.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16 If this transfer is exempt, identify the provision.	16	b	k m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		27,500.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		55.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		27.50
20 County tax stamps — multiply Line 18 by 0.25.	20		13.75
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		41.25

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

LOT 3 IN MURDACH ESTATES, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET 6, JACKET 97 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

CODEY STEWART

Seller's or trustee's name

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

625 SOLOMON ST

Street address (after sale)

CHESTER

City

IL

State

62233-1234

ZIP

618-564-6679

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

JASON P. VASQUEZ

Buyer's or trustee's name

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

7 LINCOLN BLVD

Street address (after sale)

CHESTER

City

IL

State

62233-1109

ZIP

618-615-3334

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

JASON P. VASQUEZ

Name or company

7 LINCOLN BLVD

Street address

CHESTER

City

IL

State

62233-1109

ZIP

Preparer Information

USA

Country



Declaration ID: 20250407968544
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01308

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

609 STATE ST

Street address

kandklaw@frontier.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

618-826-4561

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62233-1635

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 _____
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 _____

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: 20250407968544

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R01308

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
RACHEL VASQUEZ						



RECORDED

05/06/2025 02:33 PM Pages: 4



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 301 N CENTER

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

17-004-015-00

0.11

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

4/26/2025

Date

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

Quit claim deed X Executor deed Trustee deed

Beneficial interest Other (specify):

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

7 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:

Date

Demolition/damage

Additions

Major remodeling

New construction

Other (specify):

10 Identify only the items that apply to this sale.

a Fullfillment of installment contract

year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative

0.00

2 Senior Citizens

0.00

3 Senior Citizens Assessment Freeze

0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 65,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250407951211

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01313

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			65,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			65,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			130.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			65.00
20	County tax stamps — multiply Line 18 by 0.25.	20			32.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			97.50

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

LOT NUMBER EIGHT (8) IN BLOCK NUMBER FIFTEEN (15), IN THE VILLAGE OF STEELEVILLE, FORMERLY GEORGETOWN, ILLINOIS,

AND

FOUR FEET OFF THE EAST SIDE OF LOTS TWO (2) AND SEVEN (7) IN BLOCK FIFTEEN (15) IN THE VILLAGE OF STEELEVILLE, ILLINOIS.

SUBJECT TO ALL PUBIC 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.

PIN: 17-004-015-00

PROPERTY ADDRESS: 301 N. CENTER ST.
STEELEVILLE, IL 62288**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

SCOTT STERNBERG EXECUTOR OF THE LILLIAN STERNBERG ESTATE

Seller's or trustee's name

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

501 E HANCOCK ST
Street address (after sale)STEELEVILLE
CityIL
State62288-1614
ZIP

618-317-1855

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**

BAILEY ELAINE BOOKER

Buyer's or trustee's name

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

301 N CENTER ST
Street address (after sale)STEELEVILLE
CityIL
State62288-1607
ZIP

618-826-5021

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250407951211
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01313

☒ Under penalties of perjury, I 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:

BAILEY ELAINE BOOKER 301 N CENTER ST STEELEVILLE IL 62288-1607
Name or company Street address City State ZIP

USA
Country

Preparer Information

R. JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
600 STATE ST CHESTER IL 62233-1634
Street address City State ZIP
jkerkhover@gmail.com 618-826-5021 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250407951211

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01313

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
COLE ANDREW STEIBEL	301 N. CENTER ST	STEELEVILLE	IL	622880000	6188265021	USA



Declaration ID: 20250507977870
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

4169651

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03/09/2025 08:37 AM Pages: 3



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 805 W PINE ST

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

PERCY

62272-0000

City or village

ZIP

T6S R5W

Township

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

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

17-112-010-00

1008

Sq. Feet

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/25/2025
Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X Other (specify): Special Warranty Deed

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

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

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

Current Intended

- a 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):

2025R01317

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
TOTAL:	80.00

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 X 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	100.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507977870
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01317

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		100.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16	If this transfer is exempt, identify the provision.	16	<input checked="" type="checkbox"/> b	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.

LOT 3 IN BLOCK 2 IN J. L. TATUM'S FIRST ADDITION TO THE VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT DATED AUGUST 28, 1907 AND RECORDED SEPTEMBER 5, 1907 IN PLAT BOOK "F", PAGE 35 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS. EXCEPT ALL INTEREST IN THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE LAND WHICH HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, IF ANY.

Step 4: Complete the requested information.

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

Seller Information

PENNYMAC LOAN SERVICES, LLC

Seller's or trustee's name
3043 TOWNSGATE RD
Street address (after sale)
866-695-4122
Seller's daytime phone
Phone extension
WESTLAKE VILLAGE
City
CA
State
91361-3027
ZIP
USA
Country

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

Buyer Information

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES

Buyer's or trustee's name
3401 WEST END AVE
Street address (after sale)
855-843-8334
Buyer's daytime phone
Phone extension
NASHVILLE
City
TN
State
37203-1042
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:

SECRETARY OF VETERANS
AFFAIRS, AN OFFICER OF THE
UNITED STATES
3401 WEST END AVE
Street address
NASHVILLE
City
TN
State
37203-1042
ZIP
USA
Country



Declaration ID: 20250507977870
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RO 1317

Preparer Information

MARITZA RODRIGUEZ - MCCALLA RAYMER LEIBERT PIERCE, LLC

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
1 N DEARBORN ST STE 1200	CHICAGO	IL 60602-4337
Street address	City	State ZIP
maritza.rodriguez@mccalla.com	312-476-5588	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 | County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____ | 3 | Year prior to sale _____ |
| 2 | Board of Review's final assessed value for the assessment year prior to the year of sale. | 4 | Does the sale involve a mobile home assessed as real estate? ____ Yes ____ No |
| | Land _____ | 5 | Comments |
| | Buildings _____ | | |
| | Total _____ | | |

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 614 PRAIRIE DU ROCHER ST

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

PRAIRIE DU ROCHER

62277-0000

City or village

ZIP

T5S R9W

Township

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

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

15-038-002-00

196x96

Sq. Feet

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/6/2025
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 instalment contract
year contract initiated : 2019
b ☐ Sale between related individuals or corporate affiliates
c ☐ Transfer of less than 100 percent interest
d ☐ Court-ordered sale
e ☐ Sale in lieu of foreclosure
f ☐ Condemnation
g ☐ Short sale
h ☐ Bank REO (real estate owned)
i ☐ Auction sale
j ☐ Seller/buyer is a relocation company
k ☐ Seller/buyer is a financial institution or government agency
l ☐ Buyer is a real estate investment trust
m ☐ Buyer is a pension fund
n ☐ Buyer is an adjacent property owner
o ☐ Buyer is exercising an option to purchase
p ☐ Trade of property (simultaneous)
q ☐ Sale-leaseback
r ☐ Other (specify):
s ☒ Homestead exemptions on most recent tax bill:

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration 11 25,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250407970657
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01325

Mail tax bill to:

AMANDA R. BEQUETTE 614 PRAIRIE DU ROCHER ST PRAIRIE DU ROCHER IL 62277-2154
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name 205 E MARKET ST Street address
cooperlieferlaw@gmail.com Preparer's email address (if available)
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 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total
3 Year prior to sale
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250407968936
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued
DocId:8186036
Tx:4169667

RECORDED

05/09/2025 01:41 PM Pages: 3



PTAX-203

Illinois Real Estate
Transfer Declaration

2025R01326

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	42.00
COUNTY STAMP FEE	21.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	143.00

Step 1: Identify the property and sale information.

1 907 E HARRISON ST

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

SPARTA

City or village

62286-0000

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

19-091-016-00

Primary PIN

60' X 112.5'

Lot size or
acreage

Dimensions

Unit

No

Split
Parcel

4 Date of instrument: 5/2/2025
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 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 42,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250407968936
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RO 1326

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			42,000.00
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			42,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			84.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			42.00
20	County tax stamps — multiply Line 18 by 0.25.	20			21.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			63.00

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

LOTS ~~5~~ 6 IN BLOCK 4 OF M.A. DENNIS SUBDIVISION IN SPARTA, RANDOLPH COUNTY, ILLINOIS.

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

Step 4: Complete the requested information.

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

Seller Information

MICHAEL W. EDWARDS

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
505 S WALNUT ST _____ SPARTA _____ IL _____ 62286-1739
Street address (after sale) _____ City _____ State _____ ZIP _____
618-317-4186 _____ 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

AARON POGUE

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
907 E HARRISON ST _____ SPARTA _____ IL _____ 62286-1536
Street address (after sale) _____ City _____ State _____ ZIP _____
618-364-5511 _____ 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:

AARON POGUE _____ 907 E HARRISON ST _____ SPARTA _____ IL _____ 62286-1536
Name or company _____ Street address _____ City _____ State _____ ZIP _____

Preparer Information

USA _____
Country _____



Declaration ID: 20250407968936
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01320

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6758

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

County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____

2

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

Land _____

Buildings _____

Total _____

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250407968936

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R01326

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
TONYA NORRIS	907 E. HARRISON STREET	SPARTA	IL	622860000	6188262515	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1505 OAK ST
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP
T7S R7W
Township

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

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

18-063-015-00	0.28	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/8/2025
Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	58,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250407952413
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01328

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			58,000.00
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			58,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			116.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			58.00
20	County tax stamps — multiply Line 18 by 0.25.	20			29.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			87.00

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

LOTS 5 AND 6 IN BLOCK 41, SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "B", PAGE 23, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.
SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

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

VICTORIA L. CRIPPS F/K/A VICTORIA L. MCCORMICK

Seller's or trustee's name
PO BOX 13
Street address (after sale)
618-615-0025
Seller's daytime phone
SMITHTON
City
IL
State
62285-0013
ZIP
USA
Country

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

Buyer Information

JAMES VOUDRIE

Buyer's or trustee's name
1505 OAK ST
Street address (after sale)
618-317-3513
Buyer's daytime phone
CHESTER
City
IL
State
62233-1045
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:

JAMES VOUDRIE
Name or company
1505 OAK ST
Street address
CHESTER
City
IL
State
62233-1045
ZIP

Preparer Information

USA
Country



Declaration ID: 20250407952413
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01328

SW - ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land _____
Buildings _____
Total _____

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

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 CHESTER ROAD

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

CHESTER

62233-0000

City or village

ZIP

T6S R6W

Township

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

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

07-032-012-00

138

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/7/2025
Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

Demolition/damage

Additions

Major remodeling

New construction

Other (specify):

10 Identify only the items that apply to this sale.

a Fullfillment of installment contract
year contract initiated :

b X Sale between related individuals or corporate affiliates

c X Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 140,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507971120
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01334

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			140,000.00
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			140,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			280.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			140.00
20	County tax stamps — multiply Line 18 by 0.25.	20			70.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			210.00

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

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, EXCEPT THE WEST 2 ACRES THEREOF, CONTAINING 78 ACRES; THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, CONTAINING 20 ACRES; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, CONTAINING 40 ACRES.

PARCEL 2:

ALL THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 LYING EAST OF ROAD, CONTAINING 2 ACRES, MORE OR LESS; THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 CONTAINING 20 ACRES.

Step 4: Complete the requested information.

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

Seller Information

ANGELA D. MASTERSON

Seller's or trustee's name

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

510 S GARFIELD ST
Street address (after sale)

STEELEVILLE
City

IL
State

62288-2020
ZIP

618-615-5213

Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

ROBERT P. DELRE III

Buyer's or trustee's name

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

401 SAN MATEO DR
Street address (after sale)

BELLEVILLE
City

IL
State

62221-3134
ZIP

618-615-5899

Buyer's daytime phone

Phone extension

USA
Country

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



Declaration ID: 20250507971120
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01334

Mail tax bill to:

ROBERT P. DELRE III 401 SAN MATEO DR BELLEVILLE IL 62221-3134
Name or company Street address City State ZIP

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
600 STATE ST CHESTER IL 62233-1634
Street address City State ZIP
jasoncoffey191@gmail.com 618-826-5021 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507971120
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01334

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
07-030-007-00	22	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 6850 NINE MILE ROAD

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

ELLIS GROVE

62241-0000

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

10-049-021-00

30.546

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/9/2025
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	60.00
COUNTY STAMP FEE	30.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 170.00

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 60,000.00
12a Amount of personal property included in the purchase 12a 0.00

2025R01336

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			60,000.00
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			60,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			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. This is the total amount of transfer tax due	21			90.00

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

GENERAL DESCRIPTION: A PART OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF RANDOLPH, STATE OF ILLINOIS.

DETAIL DESCRIPTION: COMMENCING AT A STONE MONUMENT FOUND MONUMENTING THE NORTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 7 WEST; THENCE SOUTH ALONG THE MONUMENTED EAST LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 35, A DISTANCE OF 1342.39 FEET TO A STONE MONUMENT FOUND MONUMENTING THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 35; THENCE WEST ALONG THE MONUMENTED SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 35 WITH A DEFLECTION ANGLE OF 90O26'42" TO THE RIGHT, A DISTANCE OF 732.19 FEET TO AN IRON PIN MONUMENT; THENCE NORTH ALONG A LINE WITH A DEFLECTION ANGLE OF 86O40'52" TO THE RIGHT, A DISTANCE OF 113.67 FEET TO AN IRON PIN MONUMENT; THENCE NORTHWEST ALONG A LINE WITH A DEFLECTION ANGLE OF 51O22'55" TO THE LEFT, A DISTANCE OF 28.94 FEET TO AN IRON PIN MONUMENT; THENCE WEST ALONG A LINE WITH A DEFLECTION ANGLE OF 32O57'28" TO THE LEFT, A DISTANCE OF 303.66 FEET TO AN IRON PIN MONUMENT; THENCE NORTHWEST ALONG A LINE WITH A DEFLECTION ANGLE OF 20O37'25" TO THE RIGHT, A DISTANCE OF 51.74 FEET TO AN IRON PIN MONUMENT; THENCE NORTH ALONG A LINE WITH A DEFLECTION ANGLE OF 54O51'56" TO THE RIGHT, A DISTANCE OF 118.84 FEET TO AN IRON PIN MONUMENT; THENCE NORTH ALONG A LINE WITH A DEFLECTION ANGLE OF 7O27'41" TO THE RIGHT, A DISTANCE OF 220.32 FEET TO AN IRON PIN MONUMENT; THENCE WEST ALONG A LINE WITH A DEFLECTION ANGLE OF 81O32'54" TO THE LEFT, A DISTANCE OF 120.01 FEET TO AN IRON PIN MONUMENT; THENCE NORTHWEST ALONG A LINE WITH A DEFLECTION ANGLE OF 40O19'42" TO THE RIGHT, A DISTANCE OF 250.04 FEET TO AN IRON PIN MONUMENT; THENCE NORTHWEST ALONG A LINE WITH A DEFLECTION ANGLE OF 26O37'30" TO THE RIGHT, A DISTANCE OF 103.41 FEET TO AN IRON PIN MONUMENT; THENCE EAST ALONG LINE WITH A DEFLECTION ANGLE OF 109O09'56" TO THE RIGHT, A DISTANCE OF 508.32 FEET TO A POINT; THENCE NORTHEAST ALONG A LINE WITH A DEFLECTION ANGLE 45O00'03" TO THE LEFT, A DISTANCE OF 127.28 FEET TO A POINT; THENCE EAST ALONG A LINE WITH A DEFLECTION ANGLE OF 45O00'03" TO THE RIGHT, A DISTANCE OF 349.53 FEET TO A POINT; THENCE NORTH ALONG A LINE WITH A DEFLECTION ANGLE OF 90O18'27" TO THE LEFT, A DISTANCE OF 324.51 FEET TO A POINT; THENCE WEST ALONG A LINE WITH A DEFLECTION ANGLE OF 89O40'56" TO THE LEFT, A DISTANCE OF 362.45 FEET TO A POINT; THENCE SOUTHWEST ALONG A LINE WITH A DEFLECTION ANGLE OF 45O09'38" TO THE LEFT, A DISTANCE OF 102.36 FEET TO A POINT; THENCE SOUTH ALONG A LINE WITH A DEFLECTION ANGLE OF 45O09'38" TO THE LEFT, A DISTANCE OF 130.92 FEET TO A POINT; THENCE SOUTHWEST ALONG A LINE WITH A DEFLECTION ANGLE OF 45O09'38" TO THE RIGHT, A DISTANCE OF 91.67 FEET TO A POINT; THENCE NORTH ALONG A LINE WITH A DEFLECTION ANGLE OF 134O50'22" TO THE RIGHT, A DISTANCE OF 415.01 FEET TO AN IRON PIN MONUMENT IN THE MONUMENTED NORTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 35; THENCE EAST ALONG THE MONUMENTED NORTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 35 WITH A DEFLECTION ANGLE OF 90O19'16" TO THE RIGHT, A DISTANCE OF 1035.80 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTAINING 30.546 ACRES, MORE OR LESS.

AND ALSO, A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF THE ABOVE-DESCRIBED REAL ESTATE OR ANY PART THEREOF. SAID EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING AT A STONE MONUMENT FOUND MONUMENTING THE NORTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 7 WEST; THENCE SOUTH ALONG THE MONUMENTED EAST LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 35, A DISTANCE OF 1342.39 FEET TO A STONE MONUMENT FOUND MONUMENTING THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 35; THENCE WEST ALONG THE MONUMENTED SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 35 WITH A DEFLECTION ANGLE OF 90O26'42" TO THE RIGHT, A DISTANCE OF 732.19 FEET TO AN IRON PIN MONUMENT; THENCE NORTH ALONG A LINE WITH A DEFLECTION ANGLE OF 86O40'52" TO THE RIGHT, A DISTANCE OF 113.67 FEET TO AN IRON PIN MONUMENT; THENCE NORTHWEST ALONG A LINE WITH A DEFLECTION ANGLE OF 51O22'55" TO THE LEFT, A DISTANCE OF 28.94 FEET TO AN IRON PIN MONUMENT; THENCE WEST ALONG A LINE WITH A DEFLECTION ANGLE OF 32O57'28" TO THE LEFT, A DISTANCE OF 303.66 FEET TO AN IRON PIN MONUMENT; THENCE NORTHWEST ALONG A LINE WITH A DEFLECTION ANGLE OF 20O37'25" TO THE



Declaration ID: 20250507971107
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R013360

RIGHT, A DISTANCE OF 51.74 FEET TO AN IRON PIN MONUMENT; THENCE NORTH ALONG A LINE WITH A DEFLECTION ANGLE OF 54°51'56" TO THE RIGHT, A DISTANCE OF 118.84 FEET TO AN IRON PIN MONUMENT; THENCE NORTH ALONG A LINE WITH A DEFLECTION ANGLE OF 70°27'41" TO THE RIGHT, A DISTANCE OF 220.32 FEET TO AN IRON PIN MONUMENT; THENCE WEST ALONG A LINE WITH A DEFLECTION ANGLE OF 81°03'54" TO THE LEFT, A DISTANCE OF 120.01 FEET TO AN IRON PIN MONUMENT; THENCE NORTHWEST ALONG A LINE WITH A DEFLECTION ANGLE OF 40°19'42" TO THE RIGHT, A DISTANCE OF 250.04 FEET TO AN IRON PIN MONUMENT; THENCE NORTHWEST ALONG A LINE WITH A DEFLECTION ANGLE OF 26°37'30" TO THE RIGHT, A DISTANCE OF 103.41 FEET TO AN IRON PIN MONUMENT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION FOR INGRESS AND EGRESS; FROM SAID POINT OF BEGINNING, THENCE WEST ALONG A LINE WITH A DEFLECTION ANGLE OF 70°50'04" TO THE LEFT, A DISTANCE OF 1152.18 FEET TO A POINT IN THE MONUMENTED WEST LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 35; THENCE NORTH ALONG THE MONUMENTED WEST LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 35 WITH A DEFLECTION ANGLE OF 88°54'43" TO THE RIGHT, A DISTANCE OF 40.01 FEET TO A POINT; THENCE EAST ALONG A LINE WITH A DEFLECTION ANGLE OF 91°05'17" TO THE RIGHT, A DISTANCE OF 1601.04 FEET TO AN IRON PIN MONUMENT; THENCE SOUTH ALONG A LINE WITH A DEFLECTION ANGLE OF 89°41'21" TO THE RIGHT, A DISTANCE OF 40.00 FEET TO A POINT; THENCE WEST ALONG A LINE WITH A DEFLECTION ANGLE OF 90°18'39" TO THE RIGHT, A DISTANCE OF 448.32 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION FOR THE EASEMENT FOR INGRESS AND EGRESS.

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

PIN: 10-049-021-00

PROPERTY ADDRESS: 6850 NINE MILE ROAD
ELLIS GROVE, IL 62241

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

KALEB ROBERT HUGHES

Seller's or trustee's name

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

1124 UNIVERSITY DR APT 111

Street address (after sale)

EDWARDSVILLE

City

IL

State

62025-3963

ZIP

618-615-7995

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

ROBERT HUGHES

Buyer's or trustee's name

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

6850 9 MILE RD

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1124

ZIP

618-615-6146

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

ROBERT HUGHES

Name or company

6850 9 MILE RD

Street address

ELLIS GROVE

City

IL

State

62241-1124

ZIP



Declaration ID: 20250507971107
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01336

Preparer Information

~~B. JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS~~
Preparer and company name

600 STATE ST

Street address

jkerkhover@gmail.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

CHESTER

City

IL

State

62233-1634

ZIP

618-826-5021

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507971107

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01336

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
ELIE CLIFFORD HUGHES	517 SOLOMON ST	CHESTER	IL	622330000	6186157122	USA
JORDAN PEARL HUGHES	517 SOLOMON ST	CHESTER	IL	622330000	6186156636	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 12722 SARAH

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

01-043-006-50	2.32	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/8/2025
Date

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

Quit claim deed Executor deed Trustee deed

Beneficial interest X Other (specify): Special Warranty Deed

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	62,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507972595
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01354

8550 GERLACH LN
Street address (after sale)

SPARTA
City

IL
State

62286-3755
ZIP

618-317-2677

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

USA
Country

Mail tax bill to:

JESSE S. MAYNARD
Name or company

8550 GERLACH LN
Street address

SPARTA
City

IL
State

62286-3755
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

County Township Class Cook-Minor Code 1 Code 2

2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507972595

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01354

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
SARA M. MAYNARD	8550 GERLACH LN	SPARTA	IL	622860000	6183172677	USA



Declaration ID: 20250507978907
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

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05/13/2025 09:55 AM Pages: 4



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 211 N MARKET
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

19-023-019-00	180*250	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/29/2025
Date

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

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

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

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

a X Land/lot only
b Residence (single-family, condominium, townhome, or duplex)
c Mobile home residence
d Apartment building (6 units or less) No. of units:
e Apartment building (over 6 units) No. of units:
f X Office
g 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 X Other (specify): ARMS LENGTH TRANSACTION
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: 20250507978907
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01359

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. This is the net consideration subject to transfer tax.	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. This is the total amount of transfer tax due	21		375.00	

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

LOT 2 IN PLANNED UNIT DEVELOPMENT CEDARHURST VILLAGE, BEING PART OF THE EAST HALF OF SECTION 1, IN TOWNSHIP 5 SOUTH, RANGE 6 WEST AND THE WEST HALF OF SECTION 6 IN TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT THEREOF RECORDED MAY 30, 2014 AS DOCUMENT 2014R01629, AS AMENDED BY INSTRUMENT RECORDED JULY 16, 2014 AS DOCUMENT 2014R02198, SITUATED IN RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

CEDARHURST OF SPARTA, LLC

Seller's or trustee's name
300 HUNTER AVE STE 200
Street address (after sale)
314-390-9595
Seller's daytime phone
Phone extension
SAINT LOUIS
City
MO
State
63124-2094
ZIP
USA
Country

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

Buyer Information

ARHC CHSFTIL01, LLC

Buyer's or trustee's name
540 MADISON AVE FL 27TH
Street address (after sale)
215-875-4181
Buyer's daytime phone
Phone extension
NEW YORK
City
NY
State
10022-3213
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:

ARHC CHSFTIL01, LLC C/O
NATIONAL HEALTHCARE POPRTIES
540 MADISON AVE FL 27TH
Street address
NEW YORK
City
NY
State
10022-3213
ZIP

Preparer Information

USA
Country



Declaration ID: 20250507978907
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01359

STEVEN HERRON, CHICAGO TITLE INSURANCE COMPANY

5271-2400848

5271-2400848

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1700 MARKET ST STE 2100

PHILADELPHIA

PA

19103-3919

Street address

City

State

ZIP

steven.herron@ctt.com

215-875-4181

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

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1009 WESTSIDE

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

RED BUD

62278-0000

City or village

ZIP

T4S R8W

Township

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

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

13-141-104-00

.26

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/7/2025

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 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 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 5,000.00

3 Senior Citizens Assessment Freeze 30,870.00

Step 2: Calculate the amount of transfer tax due.

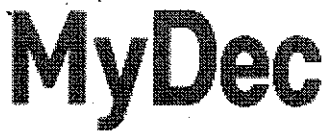
Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are 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

11 255,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507974611
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01361

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			255,000.00
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			255,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			510.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			255.00
20	County tax stamps — multiply Line 18 by 0.25.	20			127.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			382.50

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

LOT SEVEN (7) IN THE FIRST ADDITION OF RANDOLPH ACRES TO THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE AMENDED PLAT RECORDED ON MARCH 3, 1975, IN PLAT CABINET 5, JACKET 15 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PORTION OF LOT SEVEN (7) PREVIOUSLY CONVEYED TO GLENN A. MCMATH AND PATTI J. MCMATH, HIS WIFE, BY CARL E. NAGEL AND JANICE F. NAGEL, HIS WIFE, ON AUGUST 16, 1976.

AND

A TWO (2) FOOT STRIP OF LAND OF EQUAL WIDTH OFF OF THE NORTH SIDE OF LOT 29 IN THE FIRST ADDITION OF RANDOLPH ACRES TO THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE AMENDED PLAT RECORDED ON MARCH 3, 1975, IN PLAT CABINET 5, JACKET 15 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, SUCH STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 29; THENCE SOUTH ALONG THE WEST LINE OF LOT 29 A DISTANCE OF TWO (2) FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 29 TO A POINT ON THE EAST LINE OF SAID LOT 29; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 29 A DISTANCE OF TWO (2) FEET TO THE NORTHEAST CORNER OF SAID LOT 29; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 29 TO THE NORTHWEST CORNER OF SAID LOT 29.

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

MENTEL FAMILY REAL ESTATE PRESERVATION TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
110 FAIRWAY DR	WATERLOO	IL	62298-1582
Street address (after sale)	City	State	ZIP
618-447-6350	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

JORDAN A. & KELSIE L. FELIX

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
1009 WESTSIDE ST	RED BUD	IL	62278-1365
Street address (after sale)	City	State	ZIP
618-719-0198	USA		
Buyer's daytime phone	Country		



Declaration ID: 20250507974611
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01361

☒ Under penalties of perjury, I 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:

JORDAN A. & KELSIE L. FELIX 1009 WESTSIDE ST RED BUD IL 62278-1365
Name or company Street address City State ZIP

Preparer Information

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

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
231 S MAIN ST WATERLOO IL 62298-1325
Street address City State ZIP
closings@monroecountytitle.com 618-939-8292 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 4546 SINGER 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. 2

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

11-059-094-00

.45

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/9/2025
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	215.00
COUNTY STAMP FEE	107.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 402.50

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 X Homestead exemptions on most recent tax bill:
1 General/Alternative 25,260.00
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

11 215,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507976167
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01363

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			215,000.00
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			215,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			430.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			215.00
20	County tax stamps — multiply Line 18 by 0.25.	20			107.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			322.50

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

PARCEL 1:

LOT 10 OF BENJAMIN FRANKLIN ACRES, BEING PART OF CLAIM 240, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "I", PAGE 24, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, EXCEPTING THEREFROM 40 FEET OFF THE NORTHEAST SIDE THEREOF, HERETOFORE CONVEYED TO HAROLD JOE SPENCER, AND EXCEPTING ALL COAL, GAS, OIL AND OTHER MINERALS UNDERLYING, WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL OTHER RIGHTS AND EASEMENTS IN FAVOR OF THE OWNER OF THE MINERAL ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID ESTATE.

PARCEL 2:

LOTS 11, 12, 13, 14, AND 15 OF BENJAMIN FRANKLIN ACRES, BEING A PART OF CLAIM 240, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "I", PAGE 24, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

LESTER L. & AMBER T. LOHMAN

Seller's or trustee's name

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

7429 SHAWNEETOWN TRL

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1801

ZIP

618-826-0791

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

CADIN A. & SHELBY PATTERSON

Buyer's or trustee's name

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

4546 SINGER RD

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1752

ZIP

618-615-9214

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250507976167
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R013103

☒ Under penalties of perjury, I 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:

CADIN A. & SHELBY PATTERSON 4546 SINGER RD ELLIS GROVE IL 62241-1752
Name or company Street address City State ZIP

USA
Country

Preparer Information

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

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
231 S MAIN ST WATERLOO IL 62298-1325
Street address City State ZIP
closings@monroecountytitle.com 618-939-8292 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer					
1	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land				
	Buildings				
	Total				
3	Year prior to sale				
4	Does the sale involve a mobile home assessed as real estate? Yes No				
5	Comments				
Illinois Department of Revenue Use				Tab number	



Declaration ID: 20250507976167
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01363

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
11-059-108-00	3.04	Acres	No

Personal Property Table



DocId:8186165

Tx:4169764

RECORDED

05/15/2025 09:17 AM Pages: 3

2025R01384

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

- 1 911 LINCOLN ST
Street address of property (or 911 address, if available)
EVANSVILLE 62242-0000
City or village ZIP
T5S R8W
Township
- 2 Enter the total number of parcels to be transferred. 1
- 3 Enter the primary parcel identifying number and lot size or acreage
14-079-006-00 0.39 Acres No
Primary PIN Lot size or Split
acreage Parcel
4 Date of instrument: 5/5/2025
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): _____

- 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	68.00
COUNTY STAMP FEE	34.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	182.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	68,000.00
12a Amount of personal property included in the purchase	12a	0.00

2025R01384

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		68,000.00	
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		68,000.00	
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		136.00	
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		68.00	
20 County tax stamps — multiply Line 18 by 0.25.	20		34.00	
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		102.00	

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

LOTS 11, 12 AND EAST HALF OF LOT13, ALL IN BLOCK 6 OF BOOSTER'S ADDITION TO THE VILLAGE OF EVANSVILLE, RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

ADMINISTRATOR

Seller's or trustee's name: 5170 CHESTER RD
Street address (after sale): CHESTER
City: IL
State: 62233-3112
ZIP: 618-317-4899
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

CAMERON HICKS

Buyer's or trustee's name: 911 LINCOLN ST
Street address (after sale): EVANSVILLE
City: IL
State: 62242-2007
ZIP: 618-000-0000
Buyer's daytime phone: Phone extension: USA
Country:

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

Mail tax bill to:

CAMERON HICKS 911 LINCOLN ST EVANSVILLE IL 62242-2007
Name or company: Street address: City: State: ZIP:

Preparer Information

JASON COFFEY COFFEY - FISHER, KERKHOVER, COFFEY &



Declaration ID: 20250407949501
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01384

GREMMELS

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

600 STATE ST

CHESTER

IL

62233-1634

Street address

City

State

ZIP

jcoffey@fkcgllaw.com

618-826-5021

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507980115
Status: Closing Completed
Document No.: Not Recorded

RECORDED
05/15/2025 10:33 AM Pages: 3
2025R01387
MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

41697660



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 2836 STATE

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

18-166-002-00	0.3100	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/1/2025
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	6.00
COUNTY STAMP FEE	3.00
TOTAL:	89.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	6,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507980115
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01387

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			6,000.00
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			6,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			12.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			6.00
20	County tax stamps — multiply Line 18 by 0.25.	20			3.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			9.00

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

PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8, T7S, R6W OF THE 3RD P.M., RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE, THE NORTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 8, T7S, R6W OF THE 3RD P.M.; THENCE NORTH 60° EAST, 152.9 FEET TO AN IRON STAKE ON THE SOUTH RIGHT OF WAY LINE OF ROUTE 150; THEN NORTH 83° EAST, 350.5 FEET TO THE BEGINNING POINT OF THE LAND HEREIN CONVEYED; THEN SOUTH, 435.6 FEET; THEN EAST, 50 FEET; THEN NORTH, 435.6 FEET, MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF ROUTE 150; THEN WEST, 50 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

EXCEPTING THAT PARCEL CONVEYED IN DEED 529, PAGE 633 DESCRIBED AS FOLLOWS:

PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 PART OF THE SW 1/4 OF SECTION 8, T7S, R6W OF THE 3RD P.M., RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE, THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8, T7S, R6W OF THE 3RD P.M.; THENCE NORTH 60° EAST, 152.9 FEET TO AN IRON STAKE ON THE SOUTH RIGHT OF WAY LINE OF ROUTE 150; THENCE NORTH 83° EAST, 350.5 FEET; THENCE SOUTH, 270.6 FEET TO THE BEGINNING POINT OF THE LAND HEREIN CONVEYED; THENCE SOUTH, 165 FEET; THENCE EAST, 50 FEET; THENCE NORTH, 165 FEET; THENCE WEST, 50 FEET TO THE PLACE OF BEGINNING.

Step 4: Complete the requested information.

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

Seller Information

BLUESTEM PROPERTIES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
PO BOX 303			
Street address (after sale)	WATERLOO	IL	62298-0303
	City	State	ZIP
618-207-4929			
Seller'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.

Buyer Information

KODY A. STUEVE

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
611 HARRISON ST			
Street address (after sale)	CHESTER	IL	62233-1938
	City	State	ZIP



Declaration ID: 20250507980115
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01387

618-571-0959

☒ Under penalties of perjury, I 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:

KODY A. STUEVE 611 HARRISON ST CHESTER IL 62233-1938
Name or company Street address City State ZIP

Preparer Information

TINA GRISSOM - NEAR NORTH TITLE GROUP IL2505372
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
5440 N ILLINOIS ST FAIRVIEW HEIGHTS IL 62208-3501
Street address City State ZIP
tgrissom@nntg.com 618-207-4929 6605 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	County	Township	Class	Cook-Minor	Code 1	Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.					
	Land					
	Buildings					
	Total					
3	Year prior to sale					
4	Does the sale involve a mobile home assessed as real estate? Yes No					
5	Comments					
Illinois Department of Revenue Use					Tab number	



Declaration ID: 20250507980108
Status: Closing Completed
Document No.: Not Recorded

RECORDED
05/15/2025 10:35 AM Pages: 3

State/County Stamp: 202501388
MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

4169767



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 103 CLARENCE DR

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

Primary PIN	Lot size or acreage	Dimensions Unit	No Split Parcel
13-141-315-00	114 x 103		

4 Date of instrument: 5/2/2025
Date

5 Type of instrument (Mark with an "X"):
☐ 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	230.00
COUNTY STAMP FEE	115.00

TOTAL: 425.00

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 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	230,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507980108
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01388

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			230,000.00
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			230,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			460.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			230.00
20	County tax stamps — multiply Line 18 by 0.25.	20			115.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			345.00

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

LOT 26 IN COUNTRY CLUB ESTATES, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY A PLAT RECORDED JULY 21, 1975, IN PLAT CABINET 5, JACKET 20 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, ALL WITHIN THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS.

EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS BY WARRANTY DEED DATED SEPTEMBER 21, 1993, AND RECORDED JANUARY 5, 1994, IN BOOK 447, ON PAGE 220 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

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

JO ANN STOTZ, TRUSTEE OF THE JO ANN STOTZ TRUST U/A DATED JUNE 13, 2018

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
808 E MARKET ST	RED BUD	IL	62278-1930
Street address (after sale)	City	State	ZIP
618-444-3157	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

MORGAN MRSICH

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
103 CLARENCE DR	RED BUD	IL	62278-1405
Street address (after sale)	City	State	ZIP
618-567-7640	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.



Declaration ID: 20250507980108
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01388

Mail tax bill to:

MORGAN MRSICH 103 CLARENCE DR RED BUD IL 62278-1405
Name or company Street address City State ZIP

Preparer Information

TINA GRISSOM - NEAR NORTH TITLE GROUP

USA
Country

IL2505173

Preparer and company name 5440 N ILLINOIS ST
Street address
tgrissom@nntg.com
Preparer's email address (if available)

Preparer's file number (if applicable) FAIRVIEW HEIGHTS
City
618-207-4929
Preparer's daytime phone

Escrow number (if applicable) IL 62208-3501
State ZIP
6605
Phone extension
USA
Country

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

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

To be completed by the Chief County Assessment Officer

1 County Township Class Cook-Minor Code 1 Code 2

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

Land
Buildings
Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



RECORDED

05/15/2025 12:45 PM Pages: 3

2025R01391

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 148 W 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

19-015-004-00	.06	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/14/2025
Date

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

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

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

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

- a Land/lot only
- b Residence (single-family, condominium, townhome, or duplex)
- c Mobile home residence
- d Apartment building (6 units or less) No. of units:
- e Apartment building (over 6 units) No. of units:
- f X Office
- g X 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	40.00
COUNTY STAMP FEE	20.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	140.00

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	40,000.00
12a Amount of personal property included in the purchase	12a	0.00

2025R01391

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			40,000.00
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			40,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			80.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			40.00
20	County tax stamps — multiply Line 18 by 0.25.	20			20.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			60.00

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

THE EAST 28 FEET AND 8 INCHES OF LOTS 86 AND 97 IN JAMES MCCLURKEN'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN PLAT BOOK "A", PAGE 1;

ALSO, ALL RIGHT, TITLE AND INTEREST IN 11-1/2 INCHES OF EVEN WIDTH ADJOINING THE ABOVE PREMISES ON THE WEST AS ESTABLISHED IN DEED FROM JESSIE MURPHY AND I.S. MURPHY, HER HUSBAND TO J.A. SNYDER AND A.A. SNYDER, DATED JANUARY 30, 1918, RECORDED IN BOOK 80 AT PAGE 263 IN THE AFORESAID RECORDER'S OFFICE;

ALSO, ALL PROPERTY WALL RIGHTS AS ESTABLISHED BY WARRANTY DEED DATED MAY 20, 1918, FROM ALICE SMITH AND URSULA SMITH TO A.A. SNYDER AND J.A. SNYDER, RECORD-ED IN BOOK 80, AT PAGE 514 IN THE AFORESAID RECORDER'S OFFICE;

ALSO, THAT PART OF LOT 97 DESCRIBED IN THE FOLLOWING LEGAL DESCRIPTION, TO-WIT: PART OF LOTS 86 AND 97 IN JAMES MCCLURKEN'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 86 IN JAMES MCCLURKEN'S ADDITION TO THE TOWN, NOW CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, 28 FEET AND 8 INCHES WEST OF THE NORTHEAST CORNER OF SAID LOT 86; THENCE SOUTH ON A PARALLEL LINE WITH THE EAST LINE OF SAID LOT TO A POINT ON JACKSON STREET, BEING THE SOUTH LINE OF LOT 97 IN THE SAME ADDITION, 28 FEET AND 8 INCHES WEST OF THE SOUTHEAST CORNER OF SAID LOT 97; THENCE WEST ALONG JACKSON STREET 17 FEET AND 4 INCHES; THENCE NORTH TO BROAD STREET AND THE NORTH LINE OF SAID LOT 86; THENCE EAST 17 FEET AND 4 INCHES TO THE PLACE OF BEGINNING, SUBJECT TO THE INTEREST CONVEYED TO J.A. SNYDER AND A.A. SNYDER BY WARRANTY DEED, DATED JANUARY 30, 1918, RECORDED JUNE 8, 1918, IN BOOK 80, PAGE 263 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT CERTAIN PARCEL CONVEYED TO THE CITY OF SPARTA BY WARRANTY DEED DATED SEPTEMBER 16, 1997 AND RECORDED SEPTEMBER 18, 1997, IN BOOK 523 AT PAGE 245, AS DOCUMENT NO. 165397 RANDOLPH COUNTY RECORDER'S OF-FICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GENERAL DESCRIPTION: PART OF LOT 86 AND PART OF LOT 97 OF JAMES MCCLURKEN'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN PLAT BOOK "A", PAGE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DETAILED DESCRIPTION: THE SOUTH 19 FEET OF THE EAST 28 FEET 8 INCHES OF LOT 86 OF JAMES MCCLURKEN'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS AS RECORDED IN PLAT BOOK "A", PAGE 1 OF THE RANDOLPH COUNTY RECORDS INCLUDING ALL RIGHT, TITLE AND INTEREST IN ELEVEN AND ONE-HALF INCHES OF EVEN WIDTH ADJOINING THE ABOVE PREMISES ON THE WEST AS ESTABLISHED BY DEED TO A.A. SNYDER AND J.A. SNYDER DATED JANUARY 30, 1918 AND RECORDED IN PLAT BOOK 80, PAGE 263 OF THE RANDOLPH COUNTY RECORDS AND ALL PROPERTY WALL RIGHTS AS ESTABLISHED BY WARRANTY DEED TO A.A. SNYDER AND J.A. SNYDER, MAY 20, 1918 AND RECORDED IN BOOK 80, PAGE 514 OF THE RANDOLPH COUNTY RECORDS, EXCEPTING AND RESERVING UNTO THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY FOR PURPOSES OF INGRESS AND EGRESS TO AND FROM GRANTORS' ADJA-CENT TRACT, BEING THE BALANCE OF SAID LOT 86, NOT CONVEYED HEREIN.

ALSO, THE EAST 46 FEET OF LOT 97 OF SAID JAMES MCCLURKEN'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN PLAT BOOK "A", PAGE 1, EXCEPTING AND RESERVING UNTO THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER AND ACROSS THE EASTERLY 10 FEET OF THE ABOVE DE-SCRIBED TRACT (LOT 97) FOR PURPOSES OF INGRESS AND EGRESS TO AND FROM GRANTORS' ADJA-CENT TRACT NOT CONVEYED HEREIN.



Declaration ID: 20250507982012
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01391

ALL OF THE ABOVE BEING 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.

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 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

JERRY REPPERT

Seller's or trustee's name

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

112 LAFAYETTE ST

Street address (after sale)

ANNA

City

IL

State

62906-1544

ZIP

618-697-4077

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

GARFIELD LEDGES LLC

Buyer's or trustee's name

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

10306 HILL PRAIRIE RD

Street address (after sale)

SPARTA

City

IL

State

62286-3010

ZIP

618-443-1947

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:

GARFIELD LEDGES LLC

Name or company

10306 HILL PRAIRIE RD

Street address

SPARTA

City

IL

State

62286-3010

ZIP

USA

Country

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

800 STATE ST

Street address

CHESTER

City

IL

State

62233-1640

ZIP

jasoncoffey191@gmail.com

Preparer's email address (if available)

618-826-5021

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer



Declaration ID: 20250507982012
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01391

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

County Township Class Cook-Minor Code 1 Code 2

Buildings

Total

4 Year prior to sale

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

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 7975 STATE ROUTE 4

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

06-022-001-00	2.39	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/15/2025
Date

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

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

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

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

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

RECORDED
05/15/2025 12:49 PM Pages: 2

2025R01392

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	113.50
COUNTY STAMP FEE	56.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	250.25

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	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	113,300.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507977725
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01392

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	113,300.00
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	113,300.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	227.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	113.50
20	County tax stamps — multiply Line 18 by 0.25.	20	56.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	170.25

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 13, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY ILLINOIS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT AN IRON PIN AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, WITH THE WEST LINE OF ILLINOIS STATE ROUTE 4 (70 FEET WIDE); THENCE SOUTHERLY ALONG SAID WEST LINE OF ROUTE 4, 159 FEET TO THE SOUTHEAST CORNER OF 0.639 ACRE TRACT CONVEYED TO MR. AND MRS. EUGENE A. WEBER BY WARRANTY DEED DATED MARCH 5, 1955 AND RECORDED IN BOOK 174, PAGE 515 OF THE RANDOLPH COUNTY RECORDS, FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°00'00" ALONG THE SOUTH LINE OF SAID EUGENE A. WEBER TRACT, 175 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE CONTINUING WESTERLY WITH A DEFLECTION ANGLE OF 1°38'02" TO THE RIGHT, 420.05 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 91°38'02" PARALLEL WITH SAID WEST LINE OF ROUTE 4, 175 FEET TO AN IRON PIN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 88°50'48" PARALLEL WITH SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 595 FEET TO AN IRON PIN ON SAID WEST LINE OF ROUTE 4; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 91°09'12" ALONG SAID WEST LINE OF ROUTE 4, 175 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL COAL, TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL OTHER RIGHTS AND EASEMENTS IN FAVOR OF THE MINERAL ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID ESTATE.

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

AUSTIN CROSS

Seller's or trustee's name

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

10346 RIDGE RD
Street address (after sale)

SPARTA
City

IL 62286-3326
State ZIP

618-317-1280
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

ERIC JOLLEY

Buyer's or trustee's name

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

7975 STATE ROUTE 4
Street address (after sale)

SPARTA
City

IL 62286-3667
State ZIP

Tab number



2025R01401

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 143 JUNG LN

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

08-010-013-00

4.29

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

5/6/2025

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	75.00
COUNTY STAMP FEE	37.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 192.50

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

Date

☐ Demolition/damage ☐ Additions ☐ Major remodeling

☐ New construction ☐ Other (specify): _____

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	71	75,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250407953596
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01401

618-719-6883

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

JOE WAYNE TINDALL

Buyer's or trustee's name

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

119 JUNG LN

Street address (after sale)

CHESTER

City

IL

State

62233-3036

ZIP

618-826-5021

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:

JOE WAYNE TINDALL

Name or company

119 JUNG LN

Street address

CHESTER

City

IL

State

62233-3036

ZIP

Preparer Information

R JEFFREY KERKHOVER- 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

jkerkhover@gmail.com

Preparer's email address (if available)

618-826-5021

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1
County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land _____
Buildings _____
Total _____

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250407953596

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R01401

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CRYSTAL L. TINDALL	119 JUNG LANE	CHESTER	IL	622330000		USA



Declaration ID: 20250507985190
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



RECORDED

05/19/2025 12:29 PM Pages: 3

2025R01408

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 442 N CRAWFORD ST

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

TILDEN

62292-0000

City or village

ZIP

T4S R5W

Township

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

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

16-048-016-00

.10

Acres

Yes

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/22/2025
Date

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

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

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

10 Identify only the items that apply to this sale.

- a Fullfillment of installment contract
year contract initiated :
- b X Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Short sale
- h Bank REO (real estate owned)
- i Auction sale
- j Seller/buyer is a relocation company
- k Seller/buyer is a financial institution or government agency
- l Buyer is a real estate investment trust
- m Buyer is a pension fund
- n Buyer is an adjacent property owner
- o Buyer is exercising an option to purchase
- p Trade of property (simultaneous)
- q Sale-leaseback
- r Other (specify):
- s X Homestead exemptions on most recent tax bill:
- | | |
|-------------------------------------|----------|
| 1 General/Alternative | 1,349.00 |
| 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 28,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507985190
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01408

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		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. This is the net consideration subject to transfer tax.	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. This is the total amount of transfer tax due	21		42.00

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

SEE LEGAL ATTACHED.

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

JUDY SCHAFER

Seller's or trustee's name

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

442 N CRAWFORD

Street address (after sale)

TILDEN

City

IL

State

62292-0000

ZIP

618-317-0056

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

JUSTIN J. PIM

Buyer's or trustee's name

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

11 GREEN ST

Street address (after sale)

MARISSA

City

IL

State

62257-3525

ZIP

618-318-6142

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

JUSTIN J. PIM

Name or company

11 GREEN ST

Street address

MARISSA

City

IL

State

62257-3525

ZIP

USA

Country

Preparer Information

MAGGEE PIM - N/A

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)



Declaration ID: 20250507985190
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01408

11 GREEN ST

Street address

MARISSA

City

IL

State

62257-3525

ZIP

maggeephelps@gmail.com

Preparer's email address (if available)

618-318-6142

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507985190

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01408

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MAGGIE PIM	11 GREEN ST	MARISSA	IL	622570000	6183170056	USA

LEGAL DESCRIPTION: 442 N. Crawford, Tilden, IL 62292

West Half of Lots 6, 7 and 8 in Block 9 in the Village of Tilden, Randolph County, Illinois, EXCEPT the coal and other minerals underlying together with the right to mine and remove the same and subject to all other rights and easements in favor of the owner of the mineral estate or of any party claiming by, though, or under-said estate.

Said conveyance is further subject to all restrictions, easements, and covenants of record or disclosed by inspections and the lien of the 2004 and subsequent real estate taxes.

The preparer of this deed has made no investigation concerning any possible violations of any environmental laws or regulations including, but not limited to, the Illinois Responsible Transfer Act and accepts no liability for any violations and no responsibility for the accuracy of the legal description contained herein nor the merchantability of title.



Declaration ID: 20250507984972
Status: Closing Completed
Document No.: Not Recorded

05/19/2025 01:03 PM Pages: 3
State/County Stamp: Not Stamped
20250507984972
MELANIE L. JOHNSON CLERK & RECORDER
TX: 4109017
RANDOLPH COUNTY, ILLINOIS

4169817



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 313 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

19-041-002-00

.21

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/16/2025
Date

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	5.50
COUNTY STAMP FEE	2.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
OVERAGE FEE	0.08

Total: \$8.33

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

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

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated:
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest
d Court-ordered sale
e Sale in lieu of foreclosure
f Condemnation
g Short sale
h Bank REO (real estate owned)
i Auction sale
j Seller/buyer is a relocation company
k Seller/buyer is a financial institution or government agency
l Buyer is a real estate investment trust
m Buyer is a pension fund
n Buyer is an adjacent property owner
o Buyer is exercising an option to purchase
p Trade of property (simultaneous)
q Sale-leaseback
r Other (specify):
s X Homestead exemptions on most recent tax bill:
1 General/Alternative 6,000.00
2 Senior Citizens 0.00
3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	5,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507984972
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01409

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		5,500.00
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		5,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		11.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		5.50
20	County tax stamps — multiply Line 18 by 0.25.	20		2.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		8.25

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

LOT 6 IN BLOCK 3 IN W. H. MCMILLAN'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF RANDOLPH AND THE STATE OF ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

P-TAX SECURITIES, L.L.C.

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
12237 RAIN HOLLOW DR _____ MARYLAND HEIGHTS _____ MO _____ 63043-2112
Street address (after sale) _____ City _____ State _____ ZIP _____
314-650-8268 _____
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

DELANCE ROWELL

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
210 S GRAND AVE _____ SPARTA _____ IL _____ 62286-1604
Street address (after sale) _____ City _____ State _____ ZIP _____
618-201-5933 _____
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:

DELANCE ROWELL _____ 210 S GRAND AVE _____ SPARTA _____ IL _____ 62286-1604
Name or company _____ Street address _____ City _____ State _____ ZIP _____
USA _____
Country _____

Preparer Information

DUANE KEEBLER - P-TAX SECURITIES, L.L.C.



Declaration ID: 20250507984972
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01409

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
12237 RAIN HOLLOW DR	MARYLAND HEIGHTS	MO 63043-2112
Street address	City	State ZIP
duanekeebler@yahoo.com	314-650-8268	USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

- | | |
|--|--|
| <p>1 _____
County Township Class Cook-Minor Code 1 Code 2</p> <p>2 Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p> | <p>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p>5 Comments _____</p> |
|--|--|

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507984972

Status: Closing Completed

Documnet No.: Not Recorded

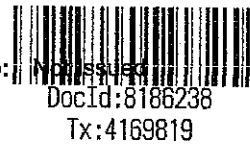
State/County Stamp: Not Issued

2025 R01409

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MARQUIES ROWELL	210 S GRAND	SPARTA		62286	6182015933	



RECORDED

05/19/2025 01:09 PM Pages: 2

2025R01410

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	122.00
COUNTY STAMP FEE	61.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	263.00

PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1302 OPDYKE 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

18-138-002-00	0.17	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/16/2025
Date

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

<input checked="" type="checkbox"/> Warranty deed
<input type="checkbox"/> Quit claim deed <input type="checkbox"/> Executor deed <input type="checkbox"/> Trustee deed
<input type="checkbox"/> Beneficial interest <input type="checkbox"/> Other (specify):

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	122,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507983223
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01410

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			122,000.00
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			122,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			244.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			122.00
20	County tax stamps — multiply Line 18 by 0.25.	20			61.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			183.00

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

LOT TWO (2) IN BLOCK ONE (1) OF RIVER FOREST SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP SEVEN (7) SOUTH, RANGE SIX (6) WEST, OF THE 3RD P.M., RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED MAY 26, 1949, RECORDED JUNE 28, 1949 IN PLAT RECORD "G", PAGE 68, OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

BOYD R. MILES

Seller's or trustee's name

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

214 ESTATE DR

Street address (after sale)

CHESTER

City

IL

State

62233-2222

ZIP

618-615-9068

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

AMANDA JO BRAUN

Buyer's or trustee's name

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

1302 OPDYKE ST

Street address (after sale)

CHESTER

City

IL

State

62233-2007

ZIP

618-317-7396

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:

AMANDA JO BRAUN

Name or company

1302 OPDYKE ST

Street address

CHESTER

City

IL

State

62233-2007

ZIP

Preparer Information

USA

Country



Declaration ID: 20250507983223
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01410

JASON COFFEY COFFEY - FISHER, KERKHOVER, COFFEY & GREMMELS

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
600 STATE ST	CHESTER	IL	62233-1634
Street address	City	State	ZIP
jcoffey@fkcgllaw.com	618-826-5021		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

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

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

To be completed by the Chief County Assessment Officer	
1 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____ 2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land _____ Buildings _____ Total _____	3 Year prior to sale _____ 4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No 5 Comments _____
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250507983223

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01410

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
LENZI N. MILES	214 ESTATE DRIVE	CHESTER		62233	6186159068	

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 605 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. 1

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

16-016-004-00

.22

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/7/2025
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	190.00
COUNTY STAMP FEE	95.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	365.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 189,900.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507983945
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RD 1418

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			189,900.00
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. This is the net consideration subject to transfer tax.	17			189,900.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			380.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			190.00
20	County tax stamps — multiply Line 18 by 0.25.	20			95.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			285.00

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

LOT TWO (2) IN BLOCK THREE (3) OF W.R. LIEPER'S 1ST ADDITION TO THE VILLAGE OF COULTERVILLE, AS SHOWN ON THE PLAT THEREOF IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, IN PLAT RECORD "F", PAGE 90, EXCEPTING THEREFROM A 40 FEET X 120 FEET SECTION ALONG THE SOUTH EDGE OF SAID LOT 2, LEAVING 80 FEET X 120 FEET, MORE OR LESS OF SAID LOT 2.

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

SITUATED IN THE COUNTY OF RANDOLPH, IN THE STATE OF ILLINOIS.

PPN: 16-016-004-00

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 MEYER

Seller's or trustee's name

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

4742 ROCKLEDGE TRL

Street address (after sale)

SMITHTON

City

IL

State

62285-3061

ZIP

636-388-3380

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

KELLY R. BURGER

Buyer's or trustee's name

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

605 S 3RD ST

Street address (after sale)

COULTERVILLE

City

IL

State

62237-1733

ZIP

618-367-2734

Buyer's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20250507983945
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R0 1418

Mail tax bill to:

KELLY R. BURGER 605 S 3RD ST COULTERVILLE IL 62237-1733
Name or company Street address City State ZIP

Preparer Information

MARK COWGILL - COMMUNITY TITLE SHILOH, LLC

Preparer and company name 1207 THOUVENOT LN STE 800
Street address
mcowgill@communitytitle.net
Preparer's email address (if available)

Preparer's file number (if applicable) SHILOH
City
618-234-1400
Preparer's daytime phone

Escrow number (if applicable) IL 62269-8916
State ZIP
USA
Country

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

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

To be completed by the Chief County Assessment Officer

- 1 County Township Class Cook-Minor Code 1 Code 2
- 2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total
- 3 Year prior to sale
- 4 Does the sale involve a mobile home assessed as real estate? Yes No
- 5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507983945

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01418

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
STACEY MEYER	4742 ROCKLEDGE TRAIL	SMITHTON	IL	622850000	6363883380	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 767 W OAK

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-080-009-00

40' X 120'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split

Parcel

4 Date of instrument: 5/21/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20250507974393
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01434

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			105,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			105,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			210.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			105.00
20	County tax stamps — multiply Line 18 by 0.25.	20			52.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			157.50

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

LOTS 3 AND 4 IN BLOCK 21 IN SERVANT'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATES MAY 22, 1872 IN PLAT BOOK "C", PAGE 94, IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

BERNICE PRATHER

Seller's or trustee's name

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

616 N 12TH ST
Street address (after sale)

HERRIN
City

IL
State

62948-3226
ZIP

618-967-3400
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

PAULA STROUB

Buyer's or trustee's name

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

767 OAK ST
Street address (after sale)

CHESTER
City

IL
State

62233-1519
ZIP

618-534-7833
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:

PAULA STROUB
Name or company

767 OAK ST
Street address

CHESTER
City

IL
State

62233-1519
ZIP

USA
Country

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMELS



Declaration ID: 20250507974393
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01434

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
600 STATE ST	CHESTER	IL	62233-1634
Street address	City	State	ZIP
jasoncoffey191@gmail.com	618-826-5021		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

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

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

To be completed by the Chief County Assessment Officer

1
County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land _____
Buildings _____
Total _____

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507974393

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01434

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-080-010-00	40' X 120'	Dimensions	No

Personal Property Table



Declaration ID: 20250507974393

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01434

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
CYNTHIA A. BLACKSTAD	8561 BIRCH HOLLOW DRIVE	ROSWELL	GA	300090000	7705953934	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 612 S 8TH ST

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

COULTERVILLE

62237-0000

City or village

ZIP

T4S R5W

Township

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

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

16-022-011-00

.53

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/19/2025

Date

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

Quit claim deed Executor deed Trustee deed

Beneficial interest X Other (specify): 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 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 5,000.00

3 Senior Citizens Assessment Freeze 1,280.00

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

11 255,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507983493

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01436

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			255,000.00
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			255,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			510.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			255.00
20	County tax stamps — multiply Line 18 by 0.25.	20			127.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			382.50

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

PARCEL 1:

THE SOUTHWEST 1/4 OF BLOCK 14 IN A. S. DICKEY'S THIRD ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED DECEMBER 30, 1872 IN PLAT RECORD "C", PAGE 100 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

ALSO:

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF BLOCK 14, EXCEPT A 6 FOOT STRIP OFF THE EAST SIDE, ALL IN A. S. DICKEY'S THIRD ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED DECEMBER 30, 1872 IN PLAT RECORD "C", PAGE 100 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH ONE-HALF (N1/2) OF THE NORTHWEST QUARTER (1/4) OF BLOCK 14, ALL IN A.S. DICKEY'S THIRD ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED DECEMBER 30, 1872, IN PLAT RECORD "C", PAGE 100 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

TAMMIE JEBRON

Seller's or trustee's name

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

PO BOX 612

Street address (after sale)

COULTERVILLE

City

IL

State

62237-0612

ZIP

314-703-5763

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

ERIN LYNN NEWBERRY

Buyer's or trustee's name

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

612 SOUTH 8TH STREET

Street address (after sale)

COULTERVILLE

City

IL

State

62237-0000

ZIP



Declaration ID: 20250507983493
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01436

618-671-2845

☒ Under penalties of perjury, I 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:

ERIN LYNN NEWBERRY 612 SOUTH 8TH STREET COULTERVILLE IL 62237-0000
Name or company Street address City State ZIP

Preparer Information

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

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
231 S MAIN ST WATERLOO IL 62298-1325
Street address City State ZIP

closings@monroecountytitle.com 618-939-8292 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land _____
Buildings _____
Total _____
3 Year prior to sale _____
4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No
5 Comments _____

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507983493
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01436

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
16-022-012-50	.17	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 GRIGGS ROAD

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

RED BUD

62278-0000

City or village

ZIP

T4S R7W

Township

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

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

09-027-019-00

38.61

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 3/2/2023

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 X Fulfillment of installment contract
year contract initiated : 2023

b Sale between related individuals or corporate affiliates

c X Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s 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 47,500.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507982652
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01442

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			47,500.00
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			47,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			95.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			47.50
20	County tax stamps — multiply Line 18 by 0.25.	20			23.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			71.25

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

BEGINNING AT AN OLD STONE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1337.22 FEET TO AN OLD IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 91°14'23" ALONG THE CENTER OF GRIGGS ROAD, 550.58 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG SAID CENTER OF GRIGGS ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 672 FEET AN ARC DISTANCE OF 29.57 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°37'15" FROM THE CHORD OF SAID ARC, 168.88 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°00'00", 445.16 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°00'00", 214.88 FEET TO THE EASTERLY LINE OF A 2.42 ACRE TRACT CONVEYED TO TERRY AND GAIL FRITTS BY WARRANTY DEED DATED JUNE 16, 1998, AND RECORDED IN BOOK 546, PAGE 519 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 97°50'22" ALONG SAID EASTERLY LINE OF SAID 2.42 ACRE TRACT, 195.63 FEET TO SAID CENTER OF GRIGGS ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER OF GRIGGS ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 241 FEET AN ARC DISTANCE OF 157.47 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE CHORD OF SAID ARC DEFLECTING 41°32'42" TO THE LEFT FROM THE LAST DESCRIBED COURSE; THENCE EASTERLY DEFLECTING 39°16'00" FROM THE CHORD OF AFORESAID ARC ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 945.85 FEET TO THE WESTERLY LINE OF A TRACT CONVEYED TO FLOYD W. HETTENHAUSEN BY WARRANTY DEED DATED MAY 7, 1986 AND RECORDED IN BOOK 316, PAGE 225 OF THE RANDOLPH COUNTY RECORDS; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°38'22" ALONG SAID HETTENHAUSEN TRACT, 14.29 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 88°32'56" ALONG SAID HETTENHAUSEN TRACT, 171.78 FEET; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 45°44'30" ALONG SAID HETTENHAUSEN TRACT 165.61 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 43°25'56" ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1191.31 FEET TO THE POINT OF BEGINNING CONTAINING 38.613 ACRES, MORE OR LESS, AND SUBJECT TO PUBLIC ROADS OVER THE WESTERLY AND SOUTHERLY PORTIONS THEREOF.
COMMONLY KNOWN AS: GRIGGS ROAD, RED BUD, IL 62278
PIN: 09-027-019-00
MAP#: 02-17-300-030

Step 4: Complete the requested information.

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

Seller Information

JOSEPH BARBEAU

Seller's or trustee's name

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

112 ROCK ST
Street address (after sale)

RED BUD
City

IL
State

62278-1114
ZIP

618-612-8656
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



Declaration ID: 20250507982652
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RG 1442

☒ is true, correct, and complete.

Buyer Information

DAVID/G GOETTING

Buyer's or trustee's name

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

7328 GRIGGS RD

Street address (after sale)

RED BUD

City

IL

State

62278-4716

ZIP

618-520-8424

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:

JOSEPH BARBEAU

Name or company

112 ROCK ST

Street address

RED BUD

City

IL

State

62278-1114

ZIP

USA

Country

Preparer Information

ARBEITER LAW OFFICES/GK

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

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1998 STATE

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

18-125-014-00	0.39	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/13/2025
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	89.00
COUNTY STAMP FEE	44.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 213.50

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

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

10 Identify only the items that apply to this sale.

- a ☐ 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	6,205.00

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	89,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507975810
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01446

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			89,000.00
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			89,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			178.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			89.00
20	County tax stamps — multiply Line 18 by 0.25.	20			44.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			133.50

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

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AND ALSO A PART OF LOT 67 IN FAIRGROUND PARK SUBDIVISION IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD STONE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 686.4 FEET TO AN IRON PIN ON THE NORTH LINE OF STATE STREET (30 FEET WIDE) FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 89°36'30" ALONG SAID NORTH LINE OF STATE STREET 219.04 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°00'00", 56.80 FEET TO AN IRON PIN; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 72°31'00", 135.43 FEET TO AN IRON PIN ON THE SOUTHEASTERLY LINE OF ILLINOIS STATE ROUTE 150 (70 FEET WIDE); THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF ROUTE 150 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,672.02 FEET AN ARC DISTANCE OF 125.44 FEET TO AN IRON PIN ON SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID WEST LINE, 9.93 FEET TO THE POINT OF BEGINNING.

Step 4: Complete the requested information.

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

Seller Information

OMEN DICKERSON

Seller's or trustee's name

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

2 HALLIDAY DR

Street address (after sale)

CARBONDALE

City

IL

State

62903-7652

ZIP

618-201-5371

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

LISA HOGAN

Buyer's or trustee's name

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

1998 STATE ST

Street address (after sale)

CHESTER

City

IL

State

62233-1117

ZIP

618-615-2518

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250507975810
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01446

☒ Under penalties of perjury, I 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:

LISA HOGAN 1998 STATE ST CHESTER IL 62233-1117
Name or company Street address City State ZIP

USA
Country

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
609 STATE ST CHESTER IL 62233-1635
Street address City State ZIP
kandklaw@frontier.com 618-826-4561 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land
Buildings
Total

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507975810

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01446

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
AARON L. FITZWILLIAM						



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 402 CRESTVIEW

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

17-072-004-00

0.62

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/23/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

 Demolition/damage

 Additions

 Major remodeling

 New construction

 Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s X Homestead exemptions on most recent tax bill:

1 General/Alternative 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

11 204,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507981731
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01455

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			204,000.00
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			204,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			408.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			204.00
20	County tax stamps — multiply Line 18 by 0.25.	20			102.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			306.00

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

LOT 6 AND LOT 7 IN BLOCK 7 CRESCENT LAKE SUBDIVISION TO STEELEVILLE, ILLINOIS, AS SHOWN BY PLAT FILED FOR RECORD ON OCTOBER 8, 1969, AND RECORDED IN VOLUME "I" OF PLATS ON PAGE 49 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS. SUBJECT TO THE COVENANTS AND RESTRICTIONS DATED OCTOBER 6, 1969, RECORDED OCTOBER 8, 1969, IN BOOK 226 AT PAGE 736 OF DEED RECORDS IN THE OFFICE OF THE RECORDER OF RANDOLPH COUNTY, ILLINOIS, RELATING TO LAND USE AND BUILDING TYPE, DWELLING SIZE, BUILDING LOCATION, LOT AREA AND WIDTH, EASEMENTS, LAND NEAR WATER COURSES, TEMPORARY STRUCTURES, GARBAGE AND REFUSE DISPOSAL AND SIGNS. AND FURTHER SUBJECT TO ALL UTILITY EASEMENTS OF RECORD.

Step 4: Complete the requested information.

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

Seller Information

SHERRY A. LINDNER

Seller's or trustee's name

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

10720 BLAIR RD
Street address (after sale)

SPARTA
City

IL
State

62286-3803
ZIP

618-615-2701
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

ETHAN R. FELDMANN

Buyer's or trustee's name

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

402 CRESTVIEW DR
Street address (after sale)

STEELEVILLE
City

IL
State

62288-2312
ZIP

618-315-5547
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:

ETHAN R. FELDMANN
Name or company

402 CRESTVIEW DR
Street address

STEELEVILLE
City

IL
State

62288-2312
ZIP



Declaration ID: 20250507981731
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01455

Preparer Information

USA

Country

SW - ARBEITER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

CHESTER

IL

62233-1657

Street address

City

State

ZIP

rwa@arbeiterlaw.com

618-826-2369

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507981731

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01455

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
RAYME N FELDMANN						



PTAX-203

Illinois Real Estate Transfer Declaration

2025R01457

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	110.00
COUNTY STAMP FEE	55.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	245.00

Step 1: Identify the property and sale information.

1 501 S GARFIELD

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

17-027-011-00

0.27

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/23/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated:
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Short sale
- h Bank REO (real estate owned)
- i Auction sale
- j Seller/buyer is a relocation company
- k Seller/buyer is a financial institution or government agency
- l Buyer is a real estate investment trust
- m Buyer is a pension fund
- n Buyer is an adjacent property owner
- o Buyer is exercising an option to purchase
- p Trade of property (simultaneous)
- q Sale-leaseback
- r Other (specify):
- s X Homestead exemptions on most recent tax bill:
 - 1 General/Alternative 6,000.00
 - 2 Senior Citizens 1,545.00
 - 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



Declaration ID: 20250507975566
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01457

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. This is the net consideration subject to transfer tax.	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. This is the total amount of transfer tax due	21			165.00

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

LOT ONE (1) IN BLOCK THREE (3) HENRY FIENE'S SECOND ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED DECEMBER 1, 1921, RECORDED DECEMBER 1, 1921, IN PLAT BOOK "F" PAGE 90, OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

ETHAN FELDMANN
Seller's or trustee's name
402 CRESTVIEW DR
Street address (after sale)
618-615-5547
Seller's daytime phone
Steeleville
City
IL
State
62288-2312
ZIP
USA
Country

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

Buyer Information

KALEB DIERCKS
Buyer's or trustee's name
501 S GARFIELD ST
Street address (after sale)
618-615-9659
Buyer's daytime phone
Steeleville
City
IL
State
62288-2019
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:

KALEB DIERCKS
Name or company
501 S GARFIELD ST
Street address
Steeleville
City
IL
State
62288-2019
ZIP
USA
Country

Preparer Information



Declaration ID: 20250507975566
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01457

SW - ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 _____
County Township Class Cook-Minor Code 1 Code 2

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

Land _____
Buildings _____
Total _____

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 805 E PINE ST

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

PERCY

62272-0000

City or village

ZIP

T6S R5W

Township

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

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

17-108-005-00

132'x57'

Sq. Feet

No

Primary PIN

Lot size or
acreage

Unit

Split

Parcel

4 Date of instrument: 4/25/2022

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

7 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: 2022

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 36,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507985208
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01460

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		36,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16	If this transfer is exempt, identify the provision.	16	b	k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		36,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		72.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		36.00
20	County tax stamps — multiply Line 18 by 0.25.	20		18.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		54.00

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

LOTS 2, 3 AND 4 IN BLOCK 4 OF SHORT AND COMPANY'S SECOND ADDITION TO THE VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED AUGUST 3, 1908, RECORDED AUGUST 17, 1908, IN PLAT BOOK "F" AT PAGE 40 IN THE OFFICE OF THE CLERK AND RECORDER OF RANDOLPH COUNTY, ILLINOIS, EXCEPTING ALL COAL, OIL, MINERAL AND GAS UNDER THE SURFACE OF LOT 4.

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

MARY A. ROSENDOHL

Seller's or trustee's name

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

5085 LAKE DR

Street address (after sale)

PERCY
City

IL
State

62272-1557
ZIP

618-528-4727

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

MIGUEL A. HERNANDEZ

Buyer's or trustee's name

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

513 S RALPH ST

Street address (after sale)

PERCY
City

IL
State

62272-1403
ZIP

618-317-7620

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:

MIGUEL A. AND FELIPA H.
HERNANDEZ

Name of company

805 E PINE ST

Street address

PERCY
City

IL
State

62272-1327
ZIP

USA
Country

Preparer Information



Declaration ID: 20250507985208
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01460

- ARBEITER LAW OFFICES / JW

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 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____ 2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land _____ Buildings _____ Total _____	3 Year prior to sale _____ 4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No 5 Comments _____
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250507985208

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R01400

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
SUE A. YOUNG	609 W. HAROLD	STEELEVILLE	IL	622880000	6185340770	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
FELIPA H. HERNANDEZ	513 SOUTH RALPH ST	PERCY	IL	622720000	6183177620	USA



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 1204 W BROADWAY ST

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-064-021-00

0.42

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 5/23/2025
Date5 Type of instrument (Mark with an "X"):
☒ Warranty deed
☐ Quit claim deed ☐ Executor deed ☐ Trustee deed
☐ Beneficial interest ☐ Other (specify):6 ☒ Yes ☐ No Will the property be the buyer's principal residence?7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract
year contract initiated : _____
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government
agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): _____
- s ☒ Homestead exemptions on most recent tax bill:
- | | |
|-------------------------------------|----------|
| 1 General/Alternative | 6,000.00 |
| 2 Senior Citizens | 0.00 |
| 3 Senior Citizens Assessment Freeze | 0.00 |

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	140,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507971800
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01467

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			140,000.00
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			140,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			280.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			140.00
20	County tax stamps — multiply Line 18 by 0.25.	20			70.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			210.00

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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT AN OLD IRON PIN AT THE FORMER LOCATION OF AN OLD CORNERSTONE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 1063.51 (1063.88) FEET TO AN OLD IRON PIN AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO RALPH R. HAMPTON BY QUIT CLAIM DEED DATED MARCH 5, 1986 AND RECORDED IN BOOK 314, PAGE 379 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHEASTERLY, WITH A DEFLECTION ANGLE OF 101° 41' 10", ALONG THE SOUTHERLY LINE OF SAID HAMPTON TRACT, 50.10 FEET TO AN OLD IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHEASTERLY, ALONG THE LAST DESCRIBED COURSE, 106.82 FEET TO AN OLD IRON PIN; THENCE NORTHEASTERLY, WITH A DEFLECTION ANGLE OF 77° 12' 33", 114.00 FEET TO AN OLD IRON PIN AT THE SOUTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTES 4 AND 150 (70 FEET WIDE); THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY LINE OF ROUTES 4 AND 150, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2080.49 FEET, AN ARC DISTANCE OF 120.26 FEET TO AN OLD IRON PIN, THE CHORD OF SAID ARC DEFLECTING 80° 30' 58" FROM THE LAST DESCRIBED COURSE; THENCE SOUTHERLY, DEFLECTING 116° 08' 20" FROM THE CHORD OF SAID ARC, 126.46 FEET TO AN OLD IRON PIN; THENCE NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 109° 53' 06", 20.89 FEET TO AN OLD IRON PIN; THENCE SOUTHWESTERLY, WITH A DEFLECTION ANGLE OF 89° 41' 50", 37.68 FEET TO THE POINT OF BEGINNING.

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

Step 4: Complete the requested information.

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

Seller Information

RICHARD FREDERKING

Seller's or trustee's name

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

1204 W BROADWAY
Street address (after sale)

STEELEVILLE
City

IL
State

62288-1020
ZIP

618-317-0021
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: 20250507971800
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01467

JEFFREY T. WELLS

Buyer's or trustee's name

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

1204 W BROADWAY
Street address (after sale)

STEELEVILLE
City

IL
State

62288-1020
ZIP

217-556-0090

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:

JEFFREY T. WELLS

Name or company

1204 W BROADWAY

Street address

STEELEVILLE

City

IL

State

62288-1020

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

F-6774

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 County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507971800

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01467

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MISTY E. LEFFLER	1204 W. BROADWAY STREET	STEELEVILLE	IL	622880000	6188262515	USA



Declaration ID: 20250507986953
Status: Declaration Accepted
Document No.: Not Recorded

State/County Stamp: Not Issued
DocId:8186379
Tx:4169927

RECORDED

05/27/2025 01:47 PM Pages: 22

2025R01472

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	20.00
COUNTY STAMP FEE	10.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	110.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 661 S BURNS

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

SPARTA

City or village

62286-0000

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

02-011-005-00

Primary PIN

5.54

Lot size or
acreage

Acres

Unit

No

Split
Parcel

4 Date of instrument: 5/22/2025
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):

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

Date

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

10 Identify only the items that apply to this sale.

- a ☐ Fullfillment of installment contract
year contract initiated :
b ☐ Sale between related individuals or corporate affiliates
c ☐ Transfer of less than 100 percent interest
d ☐ Court-ordered sale
e ☐ Sale in lieu of foreclosure
f ☐ Condemnation
g ☐ Short sale
h ☐ Bank REO (real estate owned)
i ☐ Auction sale
j ☐ Seller/buyer is a relocation company
k ☐ Seller/buyer is a financial institution or government agency
l ☐ Buyer is a real estate investment trust
m ☐ Buyer is a pension fund
n ☒ Buyer is an adjacent property owner
o ☐ Buyer is exercising an option to purchase
p ☐ Trade of property (simultaneous)
q ☐ Sale-leaseback
r ☐ Other (specify):
s ☒ Homestead exemptions on most recent tax bill:
1 General/Alternative 4,010.00
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

12a Amount of personal property included in the purchase

11 20,000.00

12a 0.00



Declaration ID: 20250507986953
Status: Declaration Accepted
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01472

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			20,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			20,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			40.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			20.00
20	County tax stamps — multiply Line 18 by 0.25.	20			10.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			30.00

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

FIVE (5) ACRES OFF THE SOUTH END OF EAST 4/5THS OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SEVEN, TOWNSHIP FIVE SOUTH, RANGE FIVE WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, EXCEPTING THE COAL UNDERLYING THE SURFACE THEREOF.

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

Step 4: Complete the requested information.

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

Seller Information

KENNETH HEINE AND NEDRA N. HEINE, BY THEIR POA, DONALD R. HEINE

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
661 S BURNS AVE _____ SPARTA _____ IL _____ 62286-1875
Street address (after sale) _____ City _____ State _____ ZIP _____
618-200-0833 _____ 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

GEORGE R. AND NOLA R. STEAR

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
671 S BURNS AVE _____ SPARTA _____ IL _____ 62286-1875
Street address (after sale) _____ City _____ State _____ ZIP _____
618-443-8237 _____ 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:

GEORGE R. AND NOLA R. STEAR _____ 671 S BURNS AVE _____ SPARTA _____ IL _____ 62286-1875
Name or company _____ Street address _____ City _____ State _____ ZIP _____



Declaration ID: 20250507986953
Status: Declaration Accepted
Document No.: Not Recorded

State/County Stamp: Not Issued

2025TR01472

Preparer Information

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

205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

RED BUD

City

618-282-3866

Preparer's daytime phone

Escrow number (if applicable)

F-6783

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 _____
County Township Class Cook-Minor Code 1 Code 2

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

Land _____

Buildings _____

Total _____

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250507989051
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



DocId:8186381

Tx:4169927

RECORDED

05/27/2025 01:47 PM Pages: 3

2025R01473

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	236.00
COUNTY STAMP FEE	118.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	434.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 8901 BODEKER LN

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

WALSH

62297-0000

City or village

ZIP

T6S R6W

Township

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

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

07-009-016-00

9.6

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

5/22/2025

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):

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 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

11 236,000.00

12a Amount of personal property included in the purchase

12a 0.00



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2025R01473

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			236,000.00
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			236,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			472.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			236.00
20	County tax stamps — multiply Line 18 by 0.25.	20			118.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			354.00

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

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 7, 153.00 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90° 43' 00", 1209.00 FEET TO AN IRON PIN ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SAID SOUTHWEST QUARTER; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89° 20' 08" ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 345.00 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90° 39' 52", 1208.68 FEET TO AN IRON PIN ON SAID SOUTH LINE OF SECTION 7; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 89 17' 00" ALONG SAID SOUTH LINE, 192.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EXISTING PUBLIC ROAD OVER THE SOUTHERLY PORTION THEREOF.

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

DINGLE FARMS LLC

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
1827 MEADOW CT	COLUMBIA	IL	62236-3421
Street address (after sale)	City	State	ZIP
618-826-2515	USA		
Seller's daytime phone	Phone extension	Country	

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

Buyer Information

SETH L. BUCH

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
8901 BODEKER LANE	WALSH	IL	62297-0000
Street address (after sale)	City	State	ZIP
618-443-7412	USA		
Buyer's daytime phone	Phone extension	Country	

Tab number



Declaration ID: 20250507989051

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01473

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MEGAN D. STEWART	8901 BODEKER LANE	WALSH	IL	622970000	6183403895	USA