



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1402 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. 2

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

Primary PIN	Lot size or acreage	Unit	No Split Parcel
18-138-010-00	0.17	Acres	No

4 Date of instrument: 5/20/2025
 Date

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

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

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

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

Current Intended

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

2025R01503

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	164.00
COUNTY STAMP FEE	82.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	326.00

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	164,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507973571
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01503

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	164,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	164,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	328.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	164.00
20	County tax stamps — multiply Line 18 by 0.25.	20	82.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	246.00

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

LOTS 1 AND 2 IN BLOCK 2 IN RIVER FOREST SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED JUNE 28, 1949, IN VOLUME "G" AT PAGE 68 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

18-30-253-001; 18-30-253-002

Step 4: Complete the requested information.

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

Seller Information

LAURA J. JORDAN

Seller's or trustee's name

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

PO BOX 125

Street address (after sale)

BALDWIN

City

IL

State

62217-0125

ZIP

618-615-0394

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

CALVIN CLENDENIN

Buyer's or trustee's name

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

1402 OPDYKE ST

Street address (after sale)

CHESTER

City

IL

State

62233-2056

ZIP

618-615-9812

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:

CALVIN CLENDENIN

Name or company

1402 OPDYKE ST

Street address

CHESTER

City

IL

State

62233-2056

ZIP

USA

Country

Preparer Information



Declaration ID: 20250507973571
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01503

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
609 STATE ST	CHESTER	IL	62233-1635
Street address	City	State	ZIP
kandklaw@frontier.com	618-826-4561	USA	
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

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

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

To be completed by the Chief County Assessment Officer

1 079 R 47
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	6920
Buildings	36820
Total	43740

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M 212



Declaration ID: 20250507973571
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01503

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
18-138-009-00	0.17	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 105 E SHAWNEETOWN TRAI

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

17-017-009-00

60x120

Dimensions

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."): Warranty deed

X Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

Demolition/damage

Additions

Major remodeling

New construction

Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract

year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n 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 11,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507982514
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01513

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			11,000.00
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			11,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			22.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			11.00
20	County tax stamps — multiply Line 18 by 0.25.	20			5.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			16.50

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

LOT 7 IN BLOCK 8 IN MORRIS AND JENKINS RAILROAD ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS.

15-16-209-005

Step 4: Complete the requested information.

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

Seller Information

KASKASKIA SECURITIES LLC

Seller's or trustee's name: KASKASKIA SECURITIES LLC
Seller's trust number (if applicable - not an SSN or FEIN):
Street address (after sale): PO BOX 303
City: WATERLOO State: IL ZIP: 62298-0303
618-304-2666 Phone extension: 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

DALE A BROCKMEYER

Buyer's or trustee's name: DALE A BROCKMEYER
Buyer's trust number (if applicable - not an SSN or FEIN):
Street address (after sale): 103 E SHAWNEETOWN TRAIL
City: STEELEVILLE State: IL ZIP: 62288-0000
618-713-1335 Phone extension: 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:

DALE A BROCKMEYER 103 E SHAWNEETOWN TRAIL STEELEVILLE IL 62288-0000
Name or company: Street address: City: State: ZIP:
USA
Country:

Preparer Information

TERESA BUSHONG -



Declaration ID: 20250507982514
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01513

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
PO BOX 303	WATERLOO	IL 62298-0303
Street address	City	State ZIP
jab_llc@hotmail.com	618-304-2666	USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land	<u>2765</u>
Buildings	<u>12815</u>
Total	<u>15580</u>

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

Illinois Department of Revenue Use

Tab number m 213



Declaration ID: 20250507982514

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01513

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
REBECCA L BROCKMEYER	103 E SHAWNEETOWN TRAIL	STEELEVILLE	IL	622880000	6187131335	USA



2025R01514

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	25.50
COUNTY STAMP FEE	12.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	118.25



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 604 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

19-047-012-00

60X120

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/29/2025

Date

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

X Quit claim deed

Executor deed

Trustee deed

Beneficial interest Other (specify):

6 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 X Fullfillment of installment contract

year contract initiated : 2018

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 25,400.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507995385
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01514

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	25,400.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	25,400.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	51.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	25.50
20	County tax stamps — multiply Line 18 by 0.25.	20	12.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	38.25

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

THE EAST ONE-HALF OF LOTS 1 AND 2 IN BLOCK 4 IN WILLIAM H MCMILLAN'S THIRD ADDITION TO THE CITY OF SPARTA, COUNTY OF RANDOLPH AND STATE OF ILLINOIS, AS SHOWN BY PLAT DATED JUNE 20, 1968, AND RECORDED IN PLAT RECORD "C" AT PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF RANDOLPH COUNTY, ILLINOIS.

10-06-110-005

Step 4: Complete the requested information.

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

Seller Information

SOUTHWESTERN IL PROPERTIES LLC

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

City

IL

State

62298-0303

ZIP

618-304-2666

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

KAREN M SCHMITTLING

Buyer's or trustee's name

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

604 N WASHINGTON

Street address (after sale)

SPARTA

City

IL

State

62286-0000

ZIP

618-977-3489

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:

KAREN M SCHMITTLING

Name or company

604 N WASHINGTON

Street address

SPARTA

City

IL

State

62286-0000

ZIP

USA

Country

Preparer Information



Declaration ID: 20250507995385
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01514

TERESA BUSHONG -

Preparer and company name

PO BOX 303

Street address

jab_llc@hotmail.com

Preparer's email address (if available)

Preparer's file number (if applicable)

WATERLOO

City

618-304-2666

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62298-0303

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 35 R
County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

2585
18620
21205

3 Year prior to sale

2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

m 214



PTAX-203

Illinois Real Estate Transfer Declaration

RECORDED

06/02/2025 10:36 AM Pages: 2

2025R01515

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

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

Step 1: Identify the property and sale information.

1 307 VICTORIAN

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

STEELEVILLE 62288-0000
City or village ZIP

T6S R6W

Township

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

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

17-065-019-00	0.86	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/24/2025
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

- a ☐ 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: 20250507988675
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01515

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 4 IN WESTFIELD MEADOWS, BEING A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED JUNE 4, 2003, AND RECORDED IN PLAT CABINET 6, JACKET 98 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

15-17-253-004

Step 4: Complete the requested information.

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

Seller Information

TYLER RAY COLEMAN

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
301 W WARNER ST _____ CAMPBELL HILL _____ IL _____ 62916-2259
Street address (after sale) _____ City _____ State _____ ZIP _____
618-318-1428 _____ 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

SCOTT A. MUELLER

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
401 S GARFIELD ST _____ STEELEVILLE _____ IL _____ 62288-2017
Street address (after sale) _____ City _____ State _____ ZIP _____
618-317-4629 _____ 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:

SCOTT A. MUELLER _____ 401 S GARFIELD ST _____ STEELEVILLE _____ IL _____ 62288-2017
Name or company _____ Street address _____ City _____ State _____ ZIP _____



Declaration ID: 20250507988675
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01515

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

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

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

3 Year prior to sale 2024

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

5 Comments

Land 10585

Buildings 10585

Total 10585

Illinois Department of Revenue Use

Tab number

M215



Declaration ID: 20250507988675

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01515

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
TAYLOR NICOLE CRAIG						

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JAMIE L. MUELLER						



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 106 PAULETTE 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

18-178-008-00

.27

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/30/2025
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): _____

RECORDED
06/02/2025 10:38 AM Pages: 2

2025R01517

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GISTREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	68.00
COUNTY STAMP FEE	34.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	182.00

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 68,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507995494
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01517

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			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.

LOT 1 IN BLOCK 2 OF WELGE BROTHER'S THIRD SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDAN, RANDOLPH COUNTY, ILLINOIS AS SHOWN BY PLAT THEREOF, FILED FOR RECORD IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY IN VOLUME "G" OF PLATS ON PAGE 84 ON THE 14TH DAY OF AUGUST, 1953.
HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

18-07-429-004

Step 4: Complete the requested information.

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

Seller Information

DONNA K. SPRENGEL

Seller's or trustee's name

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

1925 HERBY LN
Street address (after sale)

BELLEVILLE
City

IL
State

62226-2076
ZIP

618-920-7121
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

GINA B. FEY

Buyer's or trustee's name

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

106 PAULETTE ST
Street address (after sale)

CHESTER
City

IL
State

62233-2244
ZIP

618-615-2200
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:

GINA B. FEY
Name or company

106 PAULETTE ST
Street address

CHESTER
City

IL
State

62233-2244
ZIP

2025R01517

Preparer Information

Preparer and company name
 ARBEITER LAW OFFICES / JW
 1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

Chester

City

IL

State

62233-1657

ZIP

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 47 R
 County Township Class Cook-Minor Code 1 Code 2

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

Land 6390
 Buildings 31140
 Total 37530

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M216



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 508 N JAMES

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-053-014-00

0.33

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

5/29/2025

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 Land/lot only

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

c Mobile home residence

d X X Apartment building (6 units or less) No. of units: 5

e Apartment building (over 6 units) No. of units: 5

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k X X Other (specify): ✓ DUPLEX

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

11 265,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250407965247
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01521

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			265,000.00
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			265,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			530.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			265.00
20	County tax stamps — multiply Line 18 by 0.25.	20			132.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			397.50

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

PROPERTY 1:

LOTS 1 AND 2 IN BLOCK 3 OF JAMES A. FOSTER'S SECOND ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS.

PROPERTY 2:

A PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 3 IN JAMES A. FOSTER'S SECOND ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ON AN EXTENSION OF THE NORTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 10 FEET TO A POINT; THENCE NORTHERLY PARALLEL WITH THE EAST RIGHT OF WAY LINE OF JAMES STREET IN SAID CITY TO THE SOUTH RIGHT OF WAY LINE OF MADISON STREET OF SAID CITY; THENCE NORTHWESTERLY ON THE SOUTH LINE OF MADISON STREET OF SAID CITY TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF MADISON STREET WITH THE EAST RIGHT OF WAY LINE OF JAMES STREET OF SAID CITY; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF JAMES STREET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

09-01-277-013; 09-01-277-010

Step 4: Complete the requested information.

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

Seller Information

CAROLYN S. LOESING

Seller's or trustee's name

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

1703 FIELDCREST DR APT 1

Street address (after sale)

SPARTA

City

IL

State

62286-1179

ZIP

618-201-3269

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

GOLDEN YEARS INVESTMENTS INC

Buyer's or trustee's name

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

1811 N MARKET ST

Street address (after sale)

SPARTA

City

IL

State

62286-1186

ZIP

618-791-3289

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250407965247
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01521

☒ Under penalties of perjury, I 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:

GOLDEN YEARS INVESTMENTS 1811 N MARKET ST SPARTA IL 62286-1186
Name or company Street address City State ZIP

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

1 079 36 R
County Township Class Cook-Minor Code 1 Code 2

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

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

Land 14520
Buildings 78955
Total 93475

Illinois Department of Revenue Use

Tab number

m217



Declaration ID: 20250407965247

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01521

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-139-009-50	0.21	Acres	No

Personal Property Table



Declaration ID: 20250407965247

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01521

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
STEVEN M. LOESING	104 JASPER ST.	STEELEVILLE	IL	622880000	6185344934	USA
JOHN W. LOESING	10901 NATURE TRAIL RD	SPARTA	IL	622860000	6182015311	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 417 E JEFFERSON

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

19-103-010-00

.33

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/27/2025
Date

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

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

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

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

Current Intended

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	10.00
COUNTY STAMP FEE	5.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
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 ☐ 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 10,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250507989520
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01523

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

1 079 35 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 3975
Buildings 1380
Total 5355

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

m218

2025R01524

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	99.00
COUNTY STAMP FEE	49.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	228.50



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 701 N PINE ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-112-008-00

0.24

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

5/28/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest ☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify):

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify):

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

Date

☐ Demolition/damage

☐ Additions

☐ Major remodeling

☐ New construction

☐ Other (specify):

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract
year contract initiated: _____

b ☐ Sale between related individuals or corporate affiliates

c ☐ Transfer of less than 100 percent interest

d ☐ Court-ordered sale

e ☐ Sale in lieu of foreclosure

f ☐ Condemnation

g ☐ Short sale

h ☐ Bank REO (real estate owned)

i ☐ Auction sale

j ☐ Seller/buyer is a relocation company

k ☐ Seller/buyer is a financial institution or government agency

l ☐ Buyer is a real estate investment trust

m ☐ Buyer is a pension fund

n ☐ Buyer is an adjacent property owner

o ☐ Buyer is exercising an option to purchase

p ☐ Trade of property (simultaneous)

q ☐ Sale-leaseback

r ☐ Other (specify):

s ☒ Homestead exemptions on most recent tax bill:

1 General/Alternative 11,540.00

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 99,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250407969322
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01524

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 62278-1525
State ZIP

618-282-3866

Preparer's daytime phone

Phone extension

USA
Country

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

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

To be completed by the Chief County Assessment Officer

1 079 36 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 3015
Buildings 18590
Total 21605

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M 219



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 106 E FOURTH

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. 2

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

19-128-014-00	0.44	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."): ☒ 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	200.00
COUNTY STAMP FEE	100.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	380.00

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract
year contract initiated: _____
b ☐ Sale between related individuals or corporate affiliates
c ☐ Transfer of less than 100 percent interest
d ☐ Court-ordered sale
e ☐ Sale in lieu of foreclosure
f ☐ Condemnation
g ☐ Short sale
h ☐ Bank REO (real estate owned)
i ☐ Auction sale
j ☐ Seller/buyer is a relocation company
k ☐ Seller/buyer is a financial institution or government agency
l ☐ Buyer is a real estate investment trust
m ☐ Buyer is a pension fund
n ☐ Buyer is an adjacent property owner
o ☐ Buyer is exercising an option to purchase
p ☐ Trade of property (simultaneous)
q ☐ Sale-leaseback
r ☐ Other (specify): _____
s ☒ Homestead exemptions on most recent tax bill:
1 General/Alternative 11,000.00
2 Senior Citizens 0.00
3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20250507988015
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01526

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	200,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	200,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	400.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	200.00
20	County tax stamps — multiply Line 18 by 0.25.	20	100.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	300.00

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

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NE 1/4) OF SECTION 7, IN TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 120 FEET OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 9 OF MCCLURKEN'S FIRST SURVEY, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "D", AT PAGE 32 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS; THENCE RUNNING EAST ALONG THE SOUTH LINE OF FOURTH STREET FOR A DISTANCE 93 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING THENCE CONTINUING EAST ALONG THE SOUTH LINE OF FOURTH STREET FOR A DISTANCE OF 257 FEET, THENCE RUNNING SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID BLOCK 9, FOR A DISTANCE OF 160 FEET; THENCE RUNNING WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF FOURTH STREET FOR A DISTANCE OF 257 FEET TO A POINT 93 FEET EAST OF THE EAST LINE OF SAID BLOCK 9, AND THENCE RUNNING NORTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID BLOCK 9 FOR A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING, EXCEPTING THE COAL UNDERLYING THE SURFACE THEREOF. SITUATED IN THE CITY OF SPARTA, COUNTY OF RANDOLPH AND STATE OF ILLINOIS.

AND ALSO

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 112 FEET OF THE EAST 137 FEET OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 9 OF MCCLURKEN'S FIRST SURVEY, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "D" AT PAGE 32 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS, THENCE RUNNING EAST ALONG THE SOUTH LINE OF FOURTH STREET FOR A DISTANCE OF 93 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE CONTINUING EAST ALONG THE SOUTH LINE OF FOURTH STREET FOR A DISTANCE OF 257 FEET; THENCE RUNNING SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID BLOCK 9 FOR A DISTANCE OF 160 FEET; THENCE RUNNING WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF FOURTH STREET FOR A DISTANCE OF 257 FEET TO A POINT 93 FEET EAST OF THE EAST LINE OF SAID BLOCK 9 AND THENCE RUNNING NORTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID BLOCK 9 FOR A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING, 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.

10-07-103-004; 10-07-103-003

Step 4: Complete the requested information.

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

Seller Information

VIRGIL D. RUNGE, TRUSTEE OF THE VIRGIL D. RUNGE AND SHARON K. RUNGE
JOINT REVOCABLE LIVING TRUST AGREEMENT DATED MAY 14, 2009

Seller's or trustee's name

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

106 E 4TH ST
Street address (after sale)

SPARTA
City

IL
State

62286-1835
ZIP



Declaration ID: 20250507988015
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01526

618-317-7481

☒ Under penalties of perjury, I 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

STEVEN N. JOHNSON

Buyer's or trustee's name

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

106 E 4TH ST

Street address (after sale)

SPARTA

City

IL

State

62286-1835

ZIP

618-443-4424

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:

STEVEN N. JOHNSON

Name or company

106 E 4TH ST

Street address

SPARTA

City

IL

State

62286-1835

ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

F-6791

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 35 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 8575
Buildings 51205
Total 59780

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M220



Declaration ID: 20250507988015
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01526

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-128-015-00	0.41	Acres	No

Personal Property Table



Declaration ID: 20250507988015

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01526

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ANITA M. BURNS	106 E. 4TH STREET	SPARTA	IL	622860000	6184438471	USA



2025R01528

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	135.00
COUNTY STAMP FEE	67.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	282.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 609 W BROADWAY

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

17-013-002-00

50' X 159'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/29/2025
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	<u>135,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250407969255
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01528

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land	<u>2985</u>
Buildings	<u>27790</u>
Total	<u>30775</u>

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

Illinois Department of Revenue Use

Tab number

m221



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 232 N 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

13-085-002-00

.08

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."): Warranty deed

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X

Other (specify): Special Warranty Deed

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

a 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

11 139,900.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507980516

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01531

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	139,900.00
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	139,900.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	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.

THE WEST ONE-HALF OF LOT SIX (6) IN BLOCK "A" OF CONRAD VOGES'S FIRST ADDITION TO THE TOWN, NOW CITY OF RED BUD, COUNTY OF RANDOLPH AND STATE OF ILLINOIS.

01-04-335-001

Step 4: Complete the requested information.

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

Seller Information

ANNAMARIE K. HESS

Seller's or trustee's name

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

6261 HESS LN

Street address (after sale)

EVANSVILLE

City

IL

State

62242-2159

ZIP

573-883-0372

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

MARTY RAY & BLONDINE BOLING

Buyer's or trustee's name

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

232 N MAIN ST

Street address (after sale)

RED BUD

City

IL

State

62278-1019

ZIP

618-314-5019

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:

MARTY RAY & BLONDINE BOLING

Name or company

232 N MAIN ST

Street address

RED BUD

City

IL

State

62278-1019

ZIP

Preparer Information

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

USA

Country



Declaration ID: 20250507980516
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01531

TITLE CO.

Preparer and company name

231 S MAIN ST

Street address

closings@monroecountytitle.com

Preparer's email address (if available)

Preparer's file number (if applicable)

WATERLOO

City

Escrow number (if applicable)

IL

State

62298-1325

ZIP

618-939-8292

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 34 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 3335
Buildings 16985
Total 19420

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

m222



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 207 E JENKINS

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-016-014-00

.17

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/30/2025

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	45.00
COUNTY STAMP FEE	22.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 147.50

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

Date

 Demolition/damage

 Additions

 Major remodeling

 New construction

 Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 45,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250407965144
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01535

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

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

LOT ONE (1) IN BLOCK TOW (2) IN MORRIS AND JENKIN'S ADDITION TO THE VILLAGE OF STEELEVILLE, FORMERLY GEORGETOWN, RANDOLPH COUNTY, ILLINOIS.

15-16-207-006

Step 4: Complete the requested information.

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

Seller Information

WILLIAM BRYANT

Seller's or trustee's name

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

207 E JENKINS ST
Street address (after sale)

STEELEVILLE
City

IL
State

62288-1213
ZIP

000-000-0000
Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

BRADLEY S. CHANDLER

Buyer's or trustee's name

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

PO BOX 67
Street address (after sale)

HECKER
City

IL
State

62248-0067
ZIP

618-791-3289
Buyer's daytime phone

Phone extension

USA
Country

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

Mail tax bill to:

BRADLEY S. CHANDLER
Name or company

PO BOX 67
Street address

HECKER
City

IL
State

62248-0067
ZIP

USA
Country

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS



Declaration ID: 20250407965144
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01535

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 <u>079 41 R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2024</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land <u>2850</u> Buildings <u>11180</u> Total <u>14030</u>	4 Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No 5 Comments
Illinois Department of Revenue Use	Tab number <u>M 223</u>



Declaration ID: 20250407965144

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01535

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
VIOLA BRYANT	207 E. JENKINS STREET	STEELEVILLE	IL	622880000	0000000000	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
BRENDA M. CHANDLER	8745 NIKE ROAD	RED BUD	IL	622750000	0000000000	USA



2025R01545

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	170.00
COUNTY STAMP FEE	85.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	335.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 207 W FIELD 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

13-109-006-00

75' X 100'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/2/2025

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:

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 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 170,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250407947376
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RO1545

Preparer Information

USA

Country

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

Preparer's file number (if applicable)

RED BUD

City

618-282-3866

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62278-1525

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 34 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 7805
Buildings 35950
Total 43755

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M 224



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 10175 PINE CREST

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

RED BUD 62278-0000
 City or village ZIP

T4S R8W
 Township

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

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

13-027-023-00	4.1700	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/28/2025
 Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

- a ☐ 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	500,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507992735
Status: Declaration Submitted
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01546

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		500,000.00	
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		500,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		1,000.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		500.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		250.00	
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		750.00	

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

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF RANDOLPH, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT AN OLD STONE AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 00 DEGREES 17 MINUTES 38 SECONDS WEST, ON THE WESTERLY LINE OF SAID SECTION 17, A DISTANCE OF 503.10 FEET TO A POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND BEING DESCRIBED IN DOCUMENT NUMBER 2012R02649; THENCE SOUTH 87 DEGREES 56 MINUTES 42 SECONDS EAST ON THE NORTH LINE OF SAID TRACT AND THE EXTENSION THEREOF, 927.33 FEET TO THE POINT OF BEGINNING HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 21 MINUTES 21 SECONDS WEST, 471.16 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 31 SECONDS EAST, 401.62 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17; THENCE SOUTH 00 DEGREES 15 MINUTES 28 SECONDS EAST ON SAID EAST LINE, 483.73 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 42 SECONDS WEST, 401.12 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 4.40 ACRES, MORE OR LESS.

SUBJECT TO RIGHT-OF-WAYS, EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

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

01-17-300-026

Step 4: Complete the requested information.

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

Seller Information

NANCY A. HORRELL

Seller's or trustee's name

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

10175 PINE CREST RD

Street address (after sale)

RED BUD

City

IL

State

62278-4458

ZIP

618-910-3729

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

MEGAN R. LAURENT

Buyer's or trustee's name

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



Declaration ID: 20250507992735
Status: Declaration Submitted
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 ROIS46

10175 PINE CREST RD
Street address (after sale)

RED BUD
City

IL
State

62278-4458
ZIP

618-910-8313
Buyer's daytime phone

☐ Under penalties of perjury, I 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:

MEGAN R. LAURENT
Name or company

10175 PINE CREST RD
Street address

RED BUD
City

IL
State

62278-4458
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

IL
State

62278-1525
ZIP

618-282-3866
Preparer's daytime phone

USA
Country

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

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

Extended legal description Form PTAX-203-A

Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 34 F
County Township Class Cook-Minor Code 1 Code 2

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

Land 2875
Buildings 160545
Total 163420

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M 225



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1218 CORAL ST

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

RED BUD

62278-0000

City or village

ZIP

T4S R8W

Township

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

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

13-141-557-00

50' X 105'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

5/30/2025

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	275.50
COUNTY STAMP FEE	137.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 493.25

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:

Date

 Demolition/damage

 Additions

 Major remodeling

 New construction

 Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract

year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s X Homestead exemptions on most recent tax bill:

1 General/Alternative 6,000.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 275,200.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250407969093
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01548

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 34 R
County Township Class Cook-Minor Code 1 Code 2

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

Land	<u>12655</u>
Buildings	<u>60335</u>
Total	<u>72990</u>

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

Illinois Department of Revenue Use

Tab number

M 226



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 5511 RICHFIELD RD
Street address of property (or 911 address, if available)

RED BUD 62278-0000
City or village ZIP

T4S R8W
Township

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

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

13-034-007-00	37.7	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/2/2025
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): _____

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	280.00
COUNTY STAMP FEE	140.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	500.00

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	280,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507982098
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01557

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	280,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	280,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	560.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	280.00
20	County tax stamps — multiply Line 18 by 0.25.	20	140.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	420.00

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

TRACT 1:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, EXCEPTING THEREFROM, HOWEVER, THE WEST 8 ACRES OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. PIN: 13-034-006-00

TRACT 2:

THE WEST 165 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. PIN: 13-036-018-00

TRACT 3:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 IN TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. PIN: 13-034-007-00

01-23-100-006; 01-22-276-002; 01-22-276-003

Step 4: Complete the requested information.

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

Seller Information

DAVID D. CRAIN

Seller's or trustee's name

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

1129 JACOB DR
Street address (after sale)

RED BUD
City

IL 62278-2432
State ZIP

618-201-5180
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

SCOT D. HELLER

Buyer's or trustee's name

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

5501 RICHFIELD RD
Street address (after sale)

RED BUD
City

IL 62278-4527
State ZIP

618-901-4268
Buyer's daytime phone

Phone extension

USA
Country



Declaration ID: 20250507982098
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01557

☒ Under penalties of perjury, I 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:

SCOT D. HELLER 5501 RICHFIELD RD RED BUD IL 62278-4527
Name or company Street address City State ZIP

USA
Country

Preparer Information

SW - ARBEITER LAW OFFICES

Preparer and company name 1019 STATE ST
Street address
rwa@arbeiterlaw.com
Preparer's email address (if available)

Preparer's file number (if applicable) CHESTER
City
618-826-2369
Preparer's daytime phone

Escrow number (if applicable) IL 62233-1657
State ZIP
USA
Country

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

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

To be completed by the Chief County Assessment Officer					
1	079	34	F		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	4460			
	Buildings				
	Total	4460			
3	Year prior to sale 2024				
4	Does the sale involve a mobile home assessed as real estate? Yes No				
5	Comments				
Illinois Department of Revenue Use				Tab number M 227	



Declaration ID: 20250507982098

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01557

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
ANGELA D. CRAIG	1129 JACOB DR.	RED BUD	IL	622780000		USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
SARAH L. HELLER						



AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	234.00
COUNTY STAMP FEE	117.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	431.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 COUNTY LINE ROAD

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

PERCY 62272-0000
City or village ZIP

T5S R5W
Township

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

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

02-036-009-00	20.31	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/21/2025
Date

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

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

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

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

Current Intended

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

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	234,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250307926533
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01560

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			234,000.00
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			234,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			468.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			234.00
20	County tax stamps — multiply Line 18 by 0.25.	20			117.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			351.00

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

LEGAL DESCRIPTION – TRACT "A"

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 88°26'13" EAST ON THE NORTH LINE OF SAID EAST HALF, 669.13 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID EAST HALF; THENCE SOUTH 00°25'14" EAST ON THE EAST LINE OF SAID EAST HALF, 233.88 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ADAM A. EPPLIN AND BRITTANY N. EPPLIN BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020R01425 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE NORTH 64°04'38" WEST, 141.23 FEET TO AN IRON PIN SET ON THE NORTHERLY LINE OF A 40 FOOT WIDE ACCESS EASEMENT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN BOOK 780 PAGE 860 IN SAID RECORDER'S OFFICE; THENCE SOUTH 31°58'33" WEST ON SAID NORTHERLY EASEMENT LINE, 459.66 FEET TO AN IRON PIN SET; THENCE NORTH 58°01'27" WEST, 352.29 FEET TO AN IRON PIN SET ON THE WEST LINE OF SAID EAST HALF; THENCE NORTH 00°11'31" WEST ON SAID WEST LINE, 393.74 FEET TO THE POINT OF BEGINNING.

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

CONTAINING 6.00 ACRES, MORE OR LESS, AND IS SUBJECT TO AN EXISTING 40 FEET WIDE EASEMENT THROUGH THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AND IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION – TRACT "B"

THAT PART OF SECTIONS 24 AND 25, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00°25'14" EAST ON THE EAST LINE OF SAID EAST HALF, 233.88 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ADAM A. EPPLIN AND BRITTANY N. EPPLIN BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020R01425 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH 64°19'26" EAST ON THE SOUTH LINE OF SAID EPPLIN TRACT, 678.74 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO HARALAMBOS SIOUTIS AND JACLYN SIOUTIS BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2024R00947 IN SAID RECORDER'S OFFICE; THENCE SOUTH 25°13'55" WEST ON THE WESTERLY LINE OF SAID SIOUTIS TRACT, 43.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 25°13'55" WEST ON SAID WESTERLY LINE, 1359.67 FEET TO AN IRON PIN; THENCE SOUTH 26°35'42" WEST, 735.25 FEET TO AN IRON PIN; THENCE SOUTH 42°00'31" WEST, 235.00 FEET TO AN IRON PIN; THENCE SOUTH 22°48'39" WEST, 47.73 FEET TO AN IRON PIN SET ON A LINE 30 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25; THENCE NORTH 88°47'29" WEST ON SAID PARALLEL LINE, 510.00 FEET TO AN IRON PIN SET; THENCE NORTH 15°42'22" EAST, 1387.65 FEET TO AN IRON PIN SET; THENCE NORTH 10°18'02" EAST, 402.00 FEET TO AN IRON PIN SET ON THE SOUTHERLY LINE OF A 40 FOOT WIDE ACCESS EASEMENT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN BOOK 780 PAGE 860 IN SAID RECORDER'S OFFICE; THENCE NORTH 31°58'33" EAST ON SAID SOUTHERLY EASEMENT LINE, 833.78 FEET TO AN IRON PIN SET; THENCE SOUTH 64°02'36" EAST, 784.50 FEET TO THE POINT OF BEGINNING.

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



Declaration ID: 20250307926533
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01560

CONTAINING 42.00 ACRES, MORE OR LESS, AND IS SUBJECT TO AN EXISTING 40 FEET WIDE EASEMENT THROUGH THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AND IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION – PROPOSED INGRESS/EGRESS EASEMENT

AN INGRESS/EGRESS EASEMENT HAVING A WIDTH OF 30 FEET OVER AND ACROSS THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 24, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, SAID EASEMENT BEING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00°25'14" EAST ON THE EAST LINE OF SAID EAST HALF, 233.88 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ADAM A. EPPLIN AND BRITTANY N. EPPLIN BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020R01425 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH 64°19'26" EAST ON THE SOUTH LINE OF SAID EPPLIN TRACT, 678.74 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO HARALAMBOS SIOUTIS AND JACLYN SIOUTIS BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2024R00947 IN SAID RECORDER'S OFFICE; THENCE SOUTH 25°13'55" WEST ON THE WESTERLY LINE OF SAID SIOUTIS TRACT, 20.00 FEET TO THE POINT OF BEGINNING OF SAID INGRESS/EGRESS CENTERLINE; THENCE NORTH 64°17'19" WEST, 822.38 FEET TO THE NORTHERLY LINE OF A 40 FOOT WIDE ACCESS EASEMENT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN BOOK 780 PAGE 860 IN SAID RECORDER'S OFFICE AND THE POINT OF TERMINUS OF SAID INGRESS/EGRESS EASEMENT CENTERLINE, SAID POINT BEING LOCATED SOUTH 21°58'33" WEST, 20.22 FEET FROM AN IRON PIN SET.

(DOC 2024R00947) LEGAL DESCRIPTION – EXISTING INGRESS/EGRESS EASEMENT

AN INGRESS/EGRESS EASEMENT HAVING A WIDTH OF 30 FEET OVER AND ACROSS THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24 AND THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, SAID EASEMENT BEING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A MAG NAIL SET AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 00°18'37" WEST ON THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF SAID INGRESS/EGRESS EASEMENT CENTERLINE; THENCE NORTH 82°22'24" WEST, 119.59 FEET TO A POINT; THENCE NORTH 72°04'43" WEST, 280.23 FEET TO A POINT; THENCE NORTH 64°52'02" WEST, 1806.46 FEET TO THE POINT OF TERMINUS OF SAID INGRESS/EGRESS EASEMENT CENTERLINE, SAID POINT BEING LOCATED SOUTH 25°13'55" WEST, 20.00 FEET FROM AN IRON PIN SET.

SURVEY DATED FEBRUARY 13, 2025; API SURVEY, LLC; JACK A. GELSO PROFESSIONAL LAND SURVEYOR NO. 3786

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

10-24-300-005; 10-24-300-008; 10-25-100-010; 10-24-400-016; 10-25-200-004

Step 4: Complete the requested information.

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

Seller Information

HARALAMBOS AND JACLYN SIOUTIS

Seller's or trustee's name

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

410 N SPROUL RD
Street address (after sale)

BROOMALL
City

PA
State

19008-2029
ZIP

610-656-6005
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: 20250307926533
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01560

Buyer Information

MICHAEL D. AND PAMELA D. LOTT

Buyer's or trustee's name

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

172 ASHWOOD LN

Street address (after sale)

MENDENHALL

City

MS

State

39114-2101

ZIP

601-214-9783

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

MICHAEL D. AND PAMELA D. LOTT

Name or company

172 ASHWOOD LN

Street address

MENDENHALL

City

MS

State

39114-2101

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

F-6577

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 35 F 01
County Township Class Cook-Minor Code 1 Code 2

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

Land _____
Buildings _____
Total _____

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M 228



Declaration ID: 20250307926533

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01560

Additional parcel identifying numbers and lot sizes or acreage

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

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 RR

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

KASKASKIA 63673-0000
City or village ZIP

T8S R6W
Township

2 Enter the total number of parcels to be transferred. 8

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

08-054-004-00	12.46	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/20/2025
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	2,645,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507986558
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01562

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	2,645,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	2,645,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	5,290.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	2,645.00
20	County tax stamps — multiply Line 18 by 0.25.	20	1,322.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	3,967.50

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

THE FRACTIONAL NORTH ONE-HALF OF THE SOUTHWEST QUARTER IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND ALL ACCRETIONS THERETO; THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 5, TOWNSHIP 8 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND ALL ACCRETIONS THERETO.

ALSO, THE FRACTIONAL NORTHWEST QUARTER, AND THE FRACTIONAL NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND ALL ACCRETIONS ATTACHED THERETO, AS SHOWN BY PLAT DATED FEBRUARY 23, 1920 AND RECORDED MARCH 31, 1920 IN BOOK "F" AT PAGE 83 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS, TOGETHER WITH ALL ACCRETIONS AS ARE NOW EXISTING AND THAT MAY HEREAFTER BE ATTACHED TO SAID LANDS;

ALSO, LOTS 3, 5 AND 6 AS SHOWN BY PLAT RECORDED IN PLAT BOOK "C", PAGE 30, BEING A PART OF SECTION 32, AND ALSO ALL ACCRETIONS IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, ALL IN TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

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

18-32-400-001; 18-32-300-003; 20-05-300-001; 20-05-300-002; 20-05-200-001
Step 4: Complete the requested information. 20-05-100-001; 20-06-200-001; 18-31-400-001

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

HR & JJ PROPERTIES, LLC

Seller's or trustee's name

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

1469 PCR 806

Street address (after sale)

PERRYVILLE
City

MO
State

63775-7175
ZIP

573-517-3656

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

JCJL PROPERTIES, LLC

Buyer's or trustee's name

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

7971 S HIGHWAY 51

Street address (after sale)

PERRYVILLE
City

MO
State

63775-8167
ZIP

m 229



Declaration ID: 20250507986558
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01562

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
08-054-003-00	65.67	Acres	No
08-053-011-00	40.0	Acres	No
08-042-007-00	18.32	Acres	No
08-083-015-00	159.75	Acres	No
08-054-010-00	13.45	Acres	No
08-043-007-00	54.26	Acres	No
08-043-006-00	146.39	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 712 COUNTRY CLUB 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. 2

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

13-141-381-50	0.1400	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/3/2025
Date

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

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

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

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

Current Intended

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

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	250,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250607998211
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01572

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.

TRACT "A"

BEGINNING AT NORTHEAST CORNER OF LOT 509 OF COUNTRY CLUB ESTATES V IN THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT CABINET 5, JACKET 81 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 509, 46.38 FEET; WESTERLY WITH A DEFLECTION ANGLE OF 82°31'37", 137.27 FEET TO THE WEST LINE OF SAID LOT 509; THENCE NORTHERLY ALONG SAID WEST OF LOT 509 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 925 FEET AN ARC DISTANCE OF 39.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 509; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 509, 144.34 FEE TO THE POINT ON BEGINNING.

TRACT "B"

COMMENCING THE NORTHEAST CORNER OF LOT 509 OF COUNTY CLUB ESTATES V IN CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT CABINET 5, JACKET 81 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 509, 46.38 FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHERLY ON THE LAST DESCRIBED COURSE ALONG SAID EAST LINE OF LOT 509, 54.36 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89°45'15", 132.06 FEET TO THE WEST LINE OF SAID LOT 509; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 509 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 925 FEET AN ARC DISTANCE OF 37.30 FEET; THENCE EASTERLY 137.27 FEET TO THE POINT OF BEGINNING.

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

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.

01-08-204-017; 01-08-204-016

Step 4: Complete the requested information.

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

Seller Information

LARRY F. CANTER, TRUSTEE OF THE LARRY F. CANTER FAMILY REVOCABLE
LTRUST DATED FEBRUARY 23, 2011

Seller's or trustee's name

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

425 WILLOW RUN DR
Street address (after sale)

RED BUD
City

IL
State

62278-2413
ZIP

618-340-0828
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: 20250607998211
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01572

Buyer Information

CPED PROPERTIES, LLC

Buyer's or trustee's name

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

1015 WHITE OAK DR

Street address (after sale)

RED BUD

City

IL

State

62278-2931

ZIP

618-531-5232

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:

CPED PROPERTIES, LLC

Name or company

1015 WHITE OAK DR

Street address

RED BUD

City

IL

State

62278-2931

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 34 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 16910
Buildings 64455
Total 81365

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M230



Declaration ID: 20250607998211

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01572

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
13-141-383-00	0.1500	Acres	No

Personal Property Table

2025R01574

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	269.00
COUNTY STAMP FEE	134.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	483.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 232 SUMMIT 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

13-108-010-00	.18	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/30/2025
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):

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	269,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507992759
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01574

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	269,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	269,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	538.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	269.00
20	County tax stamps — multiply Line 18 by 0.25.	20	134.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	403.50

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

LOT 26 AND THE WEST ONE-HALF OF LOT 25 OF KIMZEY'S SUBDIVISION OF KIMZEY'S THIRD ADDITION TO THE CITY OF RED BUD, ILLINOIS, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SAME IS FOUND RECORDED IN PLAT BOOK "H" PAGES 10 AND 11 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

01-09-152-006

Step 4: Complete the requested information.

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

Seller Information

MEGAN R. LAURENT

Seller's or trustee's name

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

10175 PINE CREST RD

Street address (after sale)

RED BUD

City

IL

State

62278-4458

ZIP

618-910-8313

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

ROGER L. DETERDING, TRUSTEE OF THE ROGER L. DETERDING TRUST AND
NANCY K. DETERDING, TRUSTEE OF THE NANCY K. DETERDING TRUST

Buyer's or trustee's name

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

232 SUMMIT ST

Street address (after sale)

RED BUD

City

IL

State

62278-1335

ZIP

618-977-8098

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: 20250507992759
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01574

Mail tax bill to:

ROGER L. DETERDING, TRUSTEE 232 SUMMIT ST RED BUD IL 62278-1335
Name of company Street address City State ZIP

OF THE ROGER L. DETERDING
TRUST AND NANCY K. DETERDING,
TRUSTEE OF THE N

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6800

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

205 E MARKET ST RED BUD IL 62278-1525

Street address City State ZIP

cooperlieferlaw@gmail.com 618-282-3866 USA

Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer					
1	079	34	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	8855			
	Buildings	56490			
	Total	65345			
Illinois Department of Revenue Use			Tab number M231		



2025R01603

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 9951 MILL CREEK

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

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

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

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

08-037-014-00

24.65

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

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

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

Current Intended

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	265.00
COUNTY STAMP FEE	132.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	477.50

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 265,000.00
 12a Amount of personal property included in the purchase 0.00



Declaration ID: 20250407968844
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01603

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	265,000.00
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	265,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	530.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	265.00
20	County tax stamps — multiply Line 18 by 0.25.	20	132.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	397.50

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

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD MERIDIAN, RANDOLPH COUNTY, ILLINOIS, LYING WEST OF THE CENTERLINE OF MARY'S RIVER, EXCEPT THAT PART CONVEYED TO TRAIAN S. LUPU BY CLAY E. FUHRHOP AND BONNIE J. SNYDER BY WARRANTY DEED DATED OCTOBER 7, 2003, AND RECORDED OCTOBER 17, 2003, IN BOOK 728, PAGE 776.

ALSO, ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28 NORTH OF MARY'S RIVER AND EAST OF CEBULSKI BRANCH, SITUATED IN TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

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

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.

18-21-400-009; 18-28-200-004

Step 4: Complete the requested information.

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

Seller Information

KEVIN J. AND JENNIFER J. JACOBSEN

Seller's or trustee's name
117 GULLY BRANCH LN UNIT 4
Street address (after sale)
618-910-3500
Seller's daytime phone
Phone extension
MYRTLE BEACH
City
SC
State
29572-5576
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

JASON M. AND JAMIE E. HESS

Buyer's or trustee's name
411 WILLOW RUN DR
Street address (after sale)
618-363-1190
Buyer's daytime phone
Phone extension
RED BUD
City
IL
State
62278-2413
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.



Declaration ID: 20250407968844
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01603

Mail tax bill to:

JASON M. AND JAMIE E. HESS 411 WILLOW RUN DR RED BUD IL 62278-2413
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES F-6769
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
205 E MARKET ST RED BUD IL 62278-1525
Street address City State ZIP
cooperlieferlaw@gmail.com 618-282-3866 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer						
1	079	47	F			
	County	Township	Class	Cook-Minor	Code 1	Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.					
	Land	7285				
	Buildings	33715				
	Total	41000				
Illinois Department of Revenue Use				Tab number M232		



Declaration ID: 20250407968844
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01603

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
08-031-001-00	6.06	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 806 CEDAR 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

18-076-002-00

0.23

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/6/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c X X Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

 Demolition/damage

 Additions

 Major remodeling

 New construction

 Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative

0.00

2 Senior Citizens

0.00

3 Senior Citizens Assessment Freeze

0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 45,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507987547
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01605

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

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

LOT 1 IN BLOCK 3 IN SERVANT'S ADDITION TO THE TOWN, NOW CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, EXCEPT THAT PART OF LOT 1 IN BLOCK 3 OF SERVANT'S ADDITION SOLD BY DEED DATED JUNE 17, 1921, RECORDED JUNE 17, 1921, IN BOOK 86 AT PAGE 47 OF THE RANDOLPH COUNTY, ILLINOIS, RECORDS. AND ALSO, ALL THAT PART OF THE PLATTED SOUTHEAST END OF BARRON STREET AS SHOWN ON THE RECORDED PLAT OF SERVANT'S ADDITION TO THE CITY OF CHESTER, COUNTY OF RANDOLPH, STATE OF ILLINOIS, THAT LIES SOUTHEAST OF THE PRESCRIPTIVE EAST RIGHT-OF-WAY LINE OF CEDAR STREET IN THE CITY OF CHESTER WHERE BARRON AND CEDAR STREETS CONVERGE.

17-24-216-006

Step 4: Complete the requested information.

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

Seller Information

STEPHEN HERSCHBACH

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
163 E MAIN ST _____ WESTFIELD _____ NY _____ 14787-1125
Street address (after sale) _____ City _____ State _____ ZIP _____
618-579-9704 _____
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

DARRELL LEE BLESSING

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
806 CEDAR ST _____ CHESTER _____ IL _____ 62233-1602
Street address (after sale) _____ City _____ State _____ ZIP _____
636-221-1214 _____
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:

DARRELL LEE BLESSING _____ 806 CEDAR ST _____ CHESTER _____ IL _____ 62233-1602
Name or company _____ Street address _____ City _____ State _____ ZIP _____



Declaration ID: 20250507987547
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R011005

Preparer Information

Preparer and company name	USA		
DON PAUL KOENEMAN - KOENEMAN	Country		
609 STATE ST	Preparer's file number (if applicable)	Escrow number (if applicable)	
Street address	CHESTER	IL	62233-1635
	City	State	ZIP
kandklaw@frontier.com	618-826-4561	USA	
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

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

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

To be completed by the Chief County Assessment Officer

1 079 48 R
County Township Class Cook-Minor Code 1 Code 2

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

Land	3455
Buildings	5595
Total	9050

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M233

RECORDED

06/09/2025 08:03 AM Pages: 3

2025R01606

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	29.50
COUNTY STAMP FEE	14.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	124.25

PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

312
1210 W MOUND ST
Street address of property (or 911 address, if available)
SPARTA 62286-0000
City or village ZIP
T5S R6W
Township

2 Enter the total number of parcels to be transferred. 1
3 Enter the primary parcel identifying number and lot size or acreage
19-054-006-00 0.17 Acres No
Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 6/6/2025
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): GARAGE

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 29,500.00
12a Amount of personal property included in the purchase 0.00



Declaration ID: 20250507991411
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 01606

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		29,500.00
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		29,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		59.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		29.50
20	County tax stamps — multiply Line 18 by 0.25.	20		14.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		44.25

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

LOT 2 IN BLOCK 5 IN JAMES A. FOSTER'S SECOND ADDITION TO THE CITY OF 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.

09-01-279-003

Step 4: Complete the requested information.

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

Seller Information

CAROL L. ASHLEY

Seller's or trustee's name

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

311 W OSBORNE ST
Street address (after sale)

SPARTA
City

IL
State

62286-2050
ZIP

618-449-1307
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

JERRY E. JUENGER

Buyer's or trustee's name

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

54 PARK EST
Street address (after sale)

SPARTA
City

IL
State

62286-1964
ZIP

618-201-5900
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:

JERRY E. JUENGER
Name or company

54 PARK EST
Street address

SPARTA
City

IL
State

62286-1964
ZIP

Preparer Information

USA
Country



Declaration ID: 20250507991411
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01606

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6803

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

RED BUD

IL

62278-1525

Street address

City

State

ZIP

cooperlieferlaw@gmail.com

618-282-3866

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 36 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 2660
Buildings 8375
Total 11035

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M234



Declaration ID: 20250507991411

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

202501406

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
NANCY L. MANZULLO	54 PARK ESTATES	SPARTA	IL	622860000		USA



2025R01607

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	3.00
COUNTY STAMP FEE	1.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	\$4.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 411 N MILLER

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

19-106-010-00

60' X 128'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/6/2025
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 installment contract
 year contract initiated: _____
 b ☐ Sale between related individuals or corporate affiliates
 c ☐ Transfer of less than 100 percent interest
 d ☐ Court-ordered sale
 e ☐ Sale in lieu of foreclosure
 f ☐ Condemnation
 g ☐ Short sale
 h ☐ Bank REO (real estate owned)
 i ☐ Auction sale
 j ☐ Seller/buyer is a relocation company
 k ☐ Seller/buyer is a financial institution or government agency
 l ☐ Buyer is a real estate investment trust
 m ☐ Buyer is a pension fund
 n ☐ Buyer is an adjacent property owner
 o ☐ Buyer is exercising an option to purchase
 p ☐ Trade of property (simultaneous)
 q ☐ Sale-leaseback
 r ☐ Other (specify): _____
 s ☐ Homestead exemptions on most recent tax bill:
 1 General/Alternative 0.00
 2 Senior Citizens 0.00
 3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 2,750.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607901776
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 01607

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		2,750.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16	If this transfer is exempt, identify the provision.	16	b	k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		2,750.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		6.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		3.00
20	County tax stamps — multiply Line 18 by 0.25.	20		1.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		4.50

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

LOT 2 IN BLOCK 1 OF JAMES BOTTOM'S FOURTH ADDITION, CITY OF 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.

10-06-180-007

Step 4: Complete the requested information.

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

Seller Information

M.W.E. INVESTMENT GROUP, LLC

Seller's or trustee's name

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

PO BOX 356
Street address (after sale)

SPARTA
City

IL
State

62286-0356
ZIP

618-317-4186
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

DO NOT PANIK TRUST C/O KEVIN R. PANIK

Buyer's or trustee's name

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

623 OAKWOOD PL
Street address (after sale)

TITUSVILLE
City

FL
State

32780-7151
ZIP

321-313-5618
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:

DO NOT PANIK TRUST C/O KEVIN
Name of company

623 OAKWOOD PL
Street address

TITUSVILLE
City

FL
State

32780-7151
ZIP

USA
Country

Preparer Information



Declaration ID: 20250607901776
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 01607

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6822

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

RED BUD

IL

62278-1525

Street address

City

State

ZIP

cooperlieferlaw@gmail.com

618-282-3866

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 35 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 2690
Buildings _____
Total 2690

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

Illinois Department of Revenue Use

Tab number

M235



2025R01618

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	145.00
COUNTY STAMP FEE	72.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	297.50

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

1 1212 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

18-127-013-00

017

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 6/9/2025
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 onlyb ☒ ☒ Residence (single-family, condominium, townhome, or duplex)c ☐ Mobile home residenced ☐ Apartment building (6 units or less) No. of units: _____e ☐ Apartment building (over 6 units) No. of units: _____f ☐ Officeg ☐ Retail establishmenth ☐ Commercial building (specify): _____i ☐ Industrial buildingj ☐ Farmk ☐ Other (specify): _____

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

<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

11 145,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507996086
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RO 11018

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			145,000.00
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			145,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			290.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			145.00
20	County tax stamps — multiply Line 18 by 0.25.	20			72.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			217.50

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

LOT 7 IN BLOCK 3 IN RIVERVIEW HIGHLANDS SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED DECEMBER 3, 1938, AND RECORDED DECEMBER 3, 1938, IN PLAT BOOK "G" AT PAGE 34 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

18-30-128-006

Step 4: Complete the requested information.

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

Seller Information

AMY M. EHLERS

Seller's or trustee's name

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

2455 TROUT CAMP RD

Street address (after sale)

WATERLOO

City

IL

State

62298-4841

ZIP

314-799-4068

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

EFRAIN J. MORALES

Buyer's or trustee's name

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

1212 OPDYKE ST

Street address (after sale)

CHESTER

City

IL

State

62233-2005

ZIP

618-615-0920

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:

EFRAIN J. MORALES

Name or company

1212 OPDYKE ST

Street address

CHESTER

City

IL

State

62233-2005

ZIP

USA

Country

Preparer Information



Declaration ID: 20250507996086
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R011618

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

1 079 47 R
County Township Class Cook-Minor Code 1 Code 2

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

Land	<u>4620</u>
Buildings	<u>21385</u>
Total	<u>26005</u>

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

Illinois Department of Revenue Use

Tab number

M 236



Declaration ID: 20250507996086

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R01618

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ZENaida MORALES						



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 300 W HOOD AVE
Street address of property (or 911 address, if available)
SPARTA 62286-0000
City or village ZIP

T5S R6W
Township

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

19-075-006-00	0.13	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/12/2025
Date

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

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

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

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

Current Intended

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	137.50
COUNTY STAMP FEE	68.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	286.25

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.

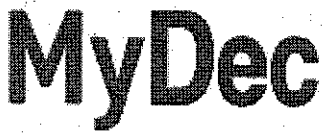
- a ☐ Fulfillment of installment contract year contract initiated: _____
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real 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	137,250.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507986131
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01643

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			137,250.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			137,250.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			275.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			137.50
20	County tax stamps — multiply Line 18 by 0.25.	20			68.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			206.25

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

LOT 2, BLOCK 1 IN J.C. PERKINS' ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS.

09-01-232-001

Step 4: Complete the requested information.

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

Seller Information

JOHN CLYDE STERNBERG

Seller's or trustee's name: 104 W JASPER ST
Street address (after sale): STEELEVILLE
City: IL
State: 62288-2001
ZIP: 618-708-2121
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

RORY GREGORY PERRY, III

Buyer's or trustee's name: 300 W HOOD ST
Street address (after sale): SPARTA
City: IL
State: 62286-1122
ZIP: 618-363-3145
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:

RORY GREGORY PERRY, III 300 W HOOD ST SPARTA IL 62286-1122
Name or company: Street address: City: State: ZIP:
USA
Country:

Preparer Information

SW - ARBEITER LAW OFFICES

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



Declaration ID: 20250507986131
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025RO 1643

1019 STATE ST

Street address

CHESTER

City

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 36 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 2380
Buildings 26005
Total 28385

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M237



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 SARAH/ZEIGLER MINE ROAD

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. 4
 3 Enter the primary parcel identifying number and lot size or acreage

01-048-013-00	11.42	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/6/2025
 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	535.00
COUNTY STAMP FEE	267.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	882.50

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	535,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250607998292
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R011671

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		535,000.00
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		535,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		1,070.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		535.00
20	County tax stamps — multiply Line 18 by 0.25.	20		267.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		802.50

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

TRACT 1:

THE SURFACE ONLY OF THE NORTHWEST OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST 11.42 ACRES OF EVEN WIDTH OFF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 27 IN TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN SITUATED IN RANDOLPH COUNTY, ILLINOIS.

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

TRACT 2 AND 3:

PARCEL 1:

THE SURFACE ONLY OF THE EAST ONE HALF OF THE NORTHEAST QUARTER; EXCEPT THE WEST 10 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, STATE OF ILLINOIS.

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

PARCEL 2:

THE SURFACE ONLY OF THE WEST TEN (10) ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, STATE OF ILLINOIS.

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

TRACT 4:

THE SURFACE ONLY OF A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 00° 12' 32" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION AND ALONG SCHUPACH ROAD 758.57 FEET TO THE SOUTH RIGHT-OF-WAY OF THE MISSOURI PACIFIC RAILROAD, FROM WHICH A 5/8" IRON PIN BEARS NORTH 52° 04' 09" EAST 25.00 FEET; THENCE NORTH 52° 04' 09" EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND SAID SCHUPACH ROAD AND ALONG SAID RIGHT-OF-WAY 937.24 FEET TO THE NORTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 52° 04' 09" WEST 25.00 FEET; THENCE SOUTH 89° 44' 45" EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID NORTH LINE 594.74 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00° 23' 27" WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 1342.96 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 89° 31' 52" WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 1327.63 FEET TO THE POINT OF BEGINNING, CONTAINING 36.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW



Declaration ID: 20250607998292
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01671

BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2022-007855 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING DECEMBER OF 2022.

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

04-27-100-009; 04-28-200-004; 04-28-200-005; 04-28-200-006

Step 4: Complete the requested information.

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

Seller Information

DAER PROPERTIES, LLC

Seller's or trustee's name

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

23000 WOODHAVEN DR

Street address (after sale)

SAINTE GENEVIEVE

City

MO

State

63670-8798

ZIP

573-225-3213

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

DOUGLAS A. MEYER AND BRENDA M. MEYER, CO-TRUSTEES OF THE DOUGLAS A. MEYER AND BRENDA M. MEYER LIVING TRUST DATED AUGUST 29, 2018

Buyer's or trustee's name

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

15520 HENNICK RD

Street address (after sale)

SAINTE GENEVIEVE

City

MO

State

63670-8980

ZIP

573-218-4875

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:

DOUGLAS A. MEYER AND BRENDA M. MEYER, CO-TRUSTEES OF THE DOUGLAS A. MEYER AND BRENDA M. MEYER LIVING TRUST

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

F-6697

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



Declaration ID: 20250607998292
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R011071

Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land 41215
Buildings
Total 41215

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

Illinois Department of Revenue Use

Tab number

M238



Declaration ID: 20250607998292
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01671

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
01-049-010-00	10	Acres	No
01-049-013-00	70	Acres	No
01-049-016-00	36.97	Acres	No

Personal Property Table



Declaration ID: 20250607998292

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01671

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MATTHEW J. FALLERT	19295 SUGAR BOTTOM ROAD	STE. GENEVIEVE	MO	636700000	3145602147	USA
RYLAN J. FALLERT	19295 SUGAR BOTTOM ROAD	STE. GENEVIEVE	MO	636700000	3145602147	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 800 HILLCREST DR
 Street address of property (or 911 address, if available)
 SPARTA 62286-0000
 City or village ZIP
 T5S R6W
 Township

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

19-163-091-00	1.62	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/10/2025
 Date

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

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

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

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	340.00
COUNTY STAMP FEE	170.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	590.00

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

		Date
<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	340,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250307943132
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R011074

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	340,000.00
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	340,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	680.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	340.00
20	County tax stamps — multiply Line 18 by 0.25.	20	170.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	510.00

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

LOT 49 IN PLAT 2, SPARTA ESTATES, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF, DATED JUNE 1, 1979, RECORDED JUNE 20, 1979, IN PLAT CABINET 5, JACKET 70 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

EXCEPT ALL COAL, OIL, GAS, AND OTHER MINERALS LYING IN OR UNDER SAID REAL ESTATE, TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME, AND TOGETHER WITH THE RIGHTS OF ANY PERSON OR ENTITY CLAIMING BY, THROUGH OR UNDER SAID MINERAL ESTATE.

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

09-01-205-004

Step 4: Complete the requested information.

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

Seller Information

CHARLES G. AND REBECCA S. COWELL, TRUSTEES

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
10692 RIDGE RD	SPARTA	IL	62286-3107
Street address (after sale)	City	State	ZIP
618-924-6052	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

JAMES S. REEVES

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
800 HILLCREST DR	SPARTA	IL	62286-1110
Street address (after sale)	City	State	ZIP
501-422-6700	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: 20250307943132
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01674

Mail tax bill to:

JAMES S. REEVES 800 HILLCREST DR SPARTA IL 62286-1110
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

USA
Country

F-6740

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
Phone extension Country USA

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

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

To be completed by the Chief County Assessment Officer

1 079 36 R
County Township Class Cook-Minor Code 1 Code 2

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

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

Land 13660
Buildings 99205
Total 112865

Illinois Department of Revenue Use

Tab number m239



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 8049 FLAMINGO DR

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. 2

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

02-058-003-00	150' x 100'	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/13/2025
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	163.00
COUNTY STAMP FEE	81.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 324.50

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 8,000.00
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	163,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507989504
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01077

Buyer Information

DAYTON L. SAGESER

Buyer's or trustee's name

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

427 EAST DR UNIT 6

Street address (after sale)

MARISSA

City

IL

State

62257-1664

ZIP

618-383-6257

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:

DAYTON L. SAGESER

Name or company

427 EAST DR UNIT 6

Street address

MARISSA

City

IL

State

62257-1664

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 35 R
County Township Class Cook-Minor Code 1 Code 2

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

3 Year prior to sale

2024

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

5 Comments

Land

Buildings

Total

5000
18780
23780

Illinois Department of Revenue Use

Tab number

M240



Declaration ID: 20250507989504
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01677

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
02-022-009-50	1.59	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate
Transfer Declaration

2025R01679

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	351.00
COUNTY STAMP FEE	175.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	606.50

Step 1: Identify the property and sale information.

1 1421 FLINT

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

13-141-558-00

0.41

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/12/2025

Date

5 Type of instrument (Mark with an "X."): ☒ Warranty deed☐ Quit claim deed☐ Executor deed☐ Trustee deed☐ Beneficial interest☐ Other (specify):6 ☒ Yes ☐ No Will the property be the buyer's principal residence?7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

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

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	351,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507989553
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01679

BEARDEN

Name or company

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

USA

Country

Preparer and company name

205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

Preparer's file number (if applicable)

RED BUD

City

618-282-3866

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62278-1525

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 34 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 14875
Buildings 71530
Total 86405

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M241

2025R01680

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	65.00
COUNTY STAMP FEE	32.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	177.50



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 700 N JAMES

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

19-112-004-00	87' X 123.3'	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/12/2025
Date5 Type of instrument (Mark with an "X.") : ☒ Warranty deed
☐ Quit claim deed ☐ Executor deed ☐ Trustee deed
☐ Beneficial interest ☐ Other (specify):6 ☒ Yes ☐ No Will the property be the buyer's principal residence?7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11 65,000.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20250607902353
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01680

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer	
1 <u>079 36 R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2024</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land <u>3790</u> Buildings <u>9125</u> Total <u>12915</u>	4 Does the sale involve a mobile home assessed as real estate? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 5 Comments
Illinois Department of Revenue Use	Tab number <u>M242</u>



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 6944 BARRY RD
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. 4
3 Enter the primary parcel identifying number and lot size or acreage

09-059-028-00	0.21	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/11/2025
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	106.50
COUNTY STAMP FEE	53.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	239.75

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	106,100.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250607905033
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R011681

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			106,100.00
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	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			106,100.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			213.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			106.50
20	County tax stamps — multiply Line 18 by 0.25.	20			53.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			159.75

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

PARCEL 1:

LOT 8 AND OUTLOT 8 IN RIVERSIDE PARK SUBDIVISION A PLAT OF WHICH IS RECORDED IN PLAT CABINET 6, JACKET 19 AND FILED OF RECORD DECEMBER 29, 1986.

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

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.

AND

PARCEL 2:

LOT 9 AND OUTLOT 9 IN RIVERSIDE PARK SUBDIVISION, A PLAT OF WHICH IS RECORDED IN PLAT CABINET 6, JACKET 19 AND FILED OF RECORD ON DECEMBER 29, 1986.

SUBJECT TO RESTRICTIONS AND PROTECTIVE COVENANTS FILED IN BOOK 323 AT PAGE 456 ON DECEMBER 29, 1986.

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

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.

AND

PARCEL 3:

LOT 10 AND OUTLOT 10 IN RIVERSIDE PARK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED DECEMBER 29, 1986 IN PLAT CABINET 6, JACKET 19, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

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.

AND

PARCEL 4:

LOT 11 AND OUTLOT 11 IN RIVERSIDE PARK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS



Declaration ID: 20250607905033
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01681

SHOWN BY PLAT RECORDED DECEMBER 29, 1986 IN PLAT CABINET 6, JACKET 19, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

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

02-17-201-034; 02-17-201-029; 02-17-201-027; 02-17-201-024

Step 4: Complete the requested information.

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

Seller Information

CARL L. SMITH, JR.

Seller's or trustee's name

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

7008 BARRY ROAD

Street address (after sale)

BALDWIN

City

IL

State

62217-0000

ZIP

618-447-5085

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

KASKASKIA REGIONAL PORT DISTRICT

Buyer's or trustee's name

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

336 N MAIN ST

Street address (after sale)

RED BUD

City

IL

State

62278-1021

ZIP

618-282-3807

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

KASKASKIA REGIONAL PORT
DISTRICT

Name of company

336 N MAIN ST

Street address

RED BUD

City

IL

State

62278-1021

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

F-6828

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.



Declaration ID: 20250607905033
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01681

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

To be completed by the Chief County Assessment Officer

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

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

Land 15685
Buildings 8115
Total 23800

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M243



Declaration ID: 20250607905033

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01681

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-059-029-50	0.19	Acres	No
09-059-032-50	0.25	Acres	No
09-059-038-50	0.17	Acres	No

Personal Property Table



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 209 S FIFTH

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

16-009-009-00

0.22

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/9/2025
Date

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

Quit claim deed Executor deed X Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

a 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 13,750.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607902927
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R011683

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			13,750.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			13,750.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			28.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			14.00
20	County tax stamps — multiply Line 18 by 0.25.	20			7.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			21.00

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

EIGHT (80) FEET OFF THE EAST SIDE OF LOT ONE (1) IN BLOCK NINETEEN (19) OF COULTER'S FOURTH ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS.
SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES.

04-13-180-007

Step 4: Complete the requested information.

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

Seller Information

CHARLES L. WATT AND JANET L. WATT, CO-TRUSTEES UNDER THE PROVISIONS OF THE WATT FAMILY TRUST AGREEMENT DATED 10/13/2014

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
5326 HONEYSUCKLE RD _____ COULTERVILLE _____ IL _____ 62237-2702
Street address (after sale) _____ City _____ State _____ ZIP _____
618-758-3029 _____ 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

PATRICK SCHRATZ

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
754 HOLLYHOCK RD _____ COULTERVILLE _____ IL _____ 62237-3625
Street address (after sale) _____ City _____ State _____ ZIP _____
618-317-2000 _____ 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:

PATRICK SCHRATZ _____ 754 HOLLYHOCK RD _____ COULTERVILLE _____ IL _____ 62237-3625
Name or company _____ Street address _____ City _____ State _____ ZIP _____
USA _____
Country _____



Declaration ID: 20250607902927
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01083

Preparer Information

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

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

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

Land 2530

Buildings _____

Total 2530

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M244



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1307 W BROADWAY

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

17-043-015-00

.33

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/13/2025

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): _____

2025R01685

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	143.00
COUNTY STAMP FEE	71.50
RHSPC	19.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 294.50

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

11 143,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507995730
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01685

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			143,000.00
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			143,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			286.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			143.00
20	County tax stamps — multiply Line 18 by 0.25.	20			71.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			214.50

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

LOT FIVE (5) AND THE WEST HALF (W 1/2) OF LOT FOUR (4) OF OSCAR W. MEYERS SUBDIVISION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SIX (6) SOUTH, RANGE FIVE (5) WEST OF THE THIRD PRINCIPAL MERIDIAN, AS PLATTED AND RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN BOOK "G" OF PLATS ON PAGE 31.

15-17-202-004

Step 4: Complete the requested information.

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

Seller Information

BONNIE BOGENPOHL AS TRUSTEE OF THE BONNI

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
1307 W BROADWAY	STEELEVILLE	IL	62288-1021
Street address (after sale)	City	State	ZIP
000-000-0000	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

STEVEN LOESING

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
104 W JASPER ST	STEELEVILLE	IL	62288-2001
Street address (after sale)	City	State	ZIP
000-000-0000	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:

STEVEN LOESING	104 W JASPER ST	STEELEVILLE	IL	62288-2001
Name or company	Street address	City	State	ZIP

Preparer Information

USA
Country



Declaration ID: 20250507995730
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R011685

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name

600 STATE ST

Street address

jasoncoffey191@gmail.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

618-826-5021

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62233-1634

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 3775
Buildings 26480
Total 30255

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M245



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 EXCHANGE ROAD

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

SPARTA 62286-0000
City or village ZIP

T5S R6W
Township

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

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

06-050-004-00	37.85	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/16/2025
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:

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



Declaration ID: 20250607902378
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01695

Mail tax bill to:

BRANDON C. AND ALISON R. 9380 EGGEMEYER RD WALSH IL 62297-1210
Name of company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer					
1	079	36	F	01	
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land				
	Buildings				
	Total				
3	Year prior to sale 2024				
4	Does the sale involve a mobile home assessed as real estate? Yes No				
5	Comments				
Illinois Department of Revenue Use			Tab number M246		



Declaration ID: 20250607902378

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01695

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
06-050-004-50	1.99	Acres	Yes

Personal Property Table



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 614 W UNIVERSITY AVE

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

SPARTA

62286-0000

City or village

ZIP

T5S R6W

Township

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

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

19-149-007-00

0.26

Acres

Yes

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 6/10/2025
Date5 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 onlyb X X Residence (single-family, condominium, townhome, or duplex)c Mobile home residenced Apartment building (6 units or less) No. of units: e Apartment building (over 6 units) No. of units: f Officeg Retail establishmenth Commercial building (specify):i Industrial buildingj Farmk Other (specify):9 Identify any significant physical changes in the property since
January 1 of the previous year and enter the date of the
change. Date of significant change: 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 affiliatesc Transfer of less than 100 percent interestd Court-ordered salee Sale in lieu of foreclosuref Condemnationg Short saleh Bank REO (real estate owned)i Auction salej Seller/buyer is a relocation companyk Seller/buyer is a financial institution or government
agencyl Buyer is a real estate investment trustm Buyer is a pension fundn Buyer is an adjacent property ownero Buyer is exercising an option to purchasep Trade of property (simultaneous)q Sale-leasebackr Other (specify):s X Homestead exemptions on most recent tax bill:1 General/Alternative 6,000.002 Senior Citizens 0.003 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

11 165,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607998243
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01699

Buyer Information

BEAU D. PRATER

Buyer's or trustee's name

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

614 W UNIVERSITY AVE

Street address (after sale)

SPARTA

City

IL

State

62286-1040

ZIP

217-918-3996

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:

BEAU D. PRATER

Name or company

614 W UNIVERSITY AVE

Street address

SPARTA

City

IL

State

62286-1040

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 36 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 6220
Buildings 53100
Total 59320

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

Illinois Department of Revenue Use

Tab number

M247



Declaration ID: 20250607998243
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01699

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-012-010-02	.30	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 104 W JASPER

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

17-049-011-00

0.23

Acres

Yes

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/12/2025

Date

5 Type of instrument (Mark with an "X"): ☒ Warranty deed☐ Quit claim deed ☐ Executor deed ☐ Trustee deed☐ Beneficial interest ☐ Other (specify):6 ☒ Yes ☐ No Will the property be the buyer's principal residence?7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

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

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

Date

☐ Demolition/damage ☐ Additions ☐ Major remodeling

☐ New construction ☐ Other (specify): _____

10 Identify only the items that apply to this sale.

- a ☐ Fullfillment of installment contract
year contract initiated : _____
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): _____
- s ☒ Homestead exemptions on most recent tax bill:
- | | |
|-------------------------------------|----------|
| 1 General/Alternative | 6,000.00 |
| 2 Senior Citizens | 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 95,000.00

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



Declaration ID: 20250607900306

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01702

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			95,000.00
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			95,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			190.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			95.00
20	County tax stamps — multiply Line 18 by 0.25.	20			47.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			142.50

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

ALL LOT 18 AND THE NORTH ONE-HALF OF LOT 17, BLOCK 4 IN RANDALL'S FIRST SUBDIVISION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED AUGUST 14, 1953 IN PLAT BOOK "G" AT PAGE 85 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS

15-16-341-017

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

STEVEN M. LOESING

Seller's or trustee's name

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

1307 W BROADWAY

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1021

ZIP

618-534-4934

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 CLYDE STERNBERG

Buyer's or trustee's name

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

104 W JASPER ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2001

ZIP

618-708-1212

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 CLYDE STERNBERG

Name or company

104 W JASPER ST

Street address

STEELEVILLE

City

IL

State

62288-2001

ZIP

USA

Country

Preparer Information



Declaration ID: 20250607900306
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01702

SW - ARBEITER LAW OFFICES

Preparer and company name

1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

618-826-2369

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62233-1657

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 41 R 01
County Township Class Cook-Minor Code 1 Code 2

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

Land
Buildings
Total

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M248



Declaration ID: 20250607900306

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01702

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
DEBORAH S. STERNBERG						



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 211 CHARTRAND

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

15-044-005-00

.32

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/16/2025

Date

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

Quit claim deed Executor deed Trustee deed

Beneficial interest ☒ Other (specify): Special Warranty Deed

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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): _____

2025R01706
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	73.50
COUNTY STAMP FEE	36.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 190.25

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 73,500.00

12a Amount of personal property included in the purchase

12a 0.00

2025R01706

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		73,500.00
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		73,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		147.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		73.50
20	County tax stamps — multiply Line 18 by 0.25.	20		36.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		110.25

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

LOT 4 AND THE NORTHEAST HALF OF LOT 3 IN ST. JOSEPH SUBDIVISION OF PART OF BLOCKS 8 AND 18 IN THE VILLAGE OF PRAIRIE DU ROCHER, RANDOLPH COUNTY, ILLINOIS AS SHOWN BY PLAT DATED FEBRUARY 26, 1946 AND RECORDED MARCH 19, 1946 IN PLAT BOOK "G" AT PAGE 53 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

06-21-435-007

Step 4: Complete the requested information.

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

Seller Information

SHANNON N. BUCKSHOT

Seller's or trustee's name: SHANNON N. BUCKSHOT
 Seller's trust number (if applicable - not an SSN or FEIN):
 2501 ZUMBEHL RD SAINT CHARLES MO 63301-1132
 Street address (after sale) City State ZIP
 618-671-7918 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

RYAN & KATHY GOODMAN

Buyer's or trustee's name: RYAN & KATHY GOODMAN
 Buyer's trust number (if applicable - not an SSN or FEIN):
 211 CHARTRAND ST PRAIRIE DU ROCHER IL 62277-2223
 Street address (after sale) City State ZIP
 618-719-7696 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:

RYAN & KATHY GOODMAN 211 CHARTRAND ST PRAIRIE DU ROCHER IL 62277-2223
 Name or company Street address City State ZIP
 USA
 Country

Preparer Information



Declaration ID: 20250607906641
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01706

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	079	39	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	1845			
	Buildings	31825			
	Total	33670			
Illinois Department of Revenue Use			Tab number m249		



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 214 N MAIN

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

RED BUD

62278-0000

City or village

ZIP

T4S R8W

Township

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

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

13-084-012-00

0.1600

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/16/2025

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 X Fulfillment of installment contract
year contract initiated : 2020

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s 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 60,000.00

12a Amount of personal property included in the purchase

12a 0.00

RECORDED

06/20/2025 09:23 AM Pages: 3

2025R01721

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	60.00
COUNTY STAMP FEE	30.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 170.00



Declaration ID: 20250607910039
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01721

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.

LOT 2 IN BLOCK "A" IN CONRAD VOGES' ADDITION TO THE TOWN, NOW CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED JUNE 27, 1855 IN PLAT BOOK "B" AT PAGE 16 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

SUBJECT TO BUILDING LINES AND EASEMENTS AS SHOWN ON THE PLAT OF CONRAD VOGES' ADDITION, AS RECORDED IN PLAT BOOK "B" AT PAGE 16 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

SUBJECT TO ALL OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS, LIMITATIONS AND CONDITIONS, IF ANY, OF RECORD.

01-04-335-007

Step 4: Complete the requested information.

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

Seller Information

KATHLEEN A. DIXON POLK

Seller's or trustee's name

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

5854 GOEDEL TOWN RD

Street address (after sale)

WATERLOO

City

IL

State

62298-2622

ZIP

618-615-5507

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 BINGHAM

Buyer's or trustee's name

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

214 N MAIN ST

Street address (after sale)

RED BUD

City

IL

State

62278-1019

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.



Declaration ID: 20250607910039
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01721

Mail tax bill to:

ROBERT BINGHAM 214 N MAIN ST RED BUD IL 62278-1019
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 34 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 7510
Buildings 6905
Total 14415

3 Year prior to sale 2019

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

5 Comments

Illinois Department of Revenue Use

Tab number

M 250

2025R01733

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	178.00
COUNTY STAMP FEE	89.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	347.00



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 302 SUNSET DR

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

SPARTA

62286-0000

City or village

ZIP

T4S R6W

Township

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

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

19-156-008-00

0.25

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/20/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest Other (specify):

6 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 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

11 178,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607998316
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01733

Mail tax bill to:

CONOR PORTER 302 SUNSET DR SPARTA IL 62286-1032
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 32 R
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 6585
Buildings 41515
Total 48100

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

Illinois Department of Revenue Use

Tab number

m 251



Declaration ID: 20250607998316

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01733

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
BAILEY JANE CRAIG PORTER	302 SUNSET DR	SPARTA	IL	622860000	5173773620	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 10402 COUNTRY CLUB

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

SPARTA 62286-0000
 City or village ZIP

T5S R6W
 Township

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

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

06-015-003-50	0.29	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/20/2025
 Date

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

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

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

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

Current Intended

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

RECORDED
 06/20/2025 03:03 PM Pages: 2

2025R01737

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	30.00
COUNTY STAMP FEE	15.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	125.00

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	30,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250607913102
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01737

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

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

PARCEL 1

COMMENCING AT AN OLD IRON PIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 1316 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE, 60 FEET TO AN IRON PIN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90° 54' 35", 147 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89° 05' 25", 60 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90° 54' 35", 147 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 1367 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE, 172.71 FEET TO THE NORTHWESTERLY LINE OF THE MISSOURI AND ILLINOIS RAILROAD (50 FEET WIDE); THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 117° 57' 24" ALONG SAID NORTHWESTERLY LINE OF THE RAILROAD, 256.99 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 62° 02' 36", 115.84 FEET TO THE SOUTHEAST CORNER OF AN 1.111 ACRE TRACT CONVEYED TO ABRAHAM MONROE ET US BY QUIT CLAIM DEED DATED SEPTEMBER 22, 1980 AND RECORDED IN BOOK 271, PAGE 728 OF THE RANDOLPH COUNTY RECORDS; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90° 54' 35" ALONG THE SOUTH LINE OF SAID MONROE TRACT, 80.03 FEET TO THE NORTHEAST CORNER OF A 0.220 ACRE TRACT CONVEYED TO GREG D. FULBRIGHT ET US BY WARRANTY DEED DATED DECEMBER 7, 1978 AND RECORDED IN BOOK 261, PAGE 523 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89° 05' 25" ALONG THE EAST LINE OF SAID FULBRIGHT TRACT, 60 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89° 05' 25" ALONG THE SOUTH LINE OF SAID FULBRIGHT TRACT, 147 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS.

09-11-100-005; 09-11-100-020

Step 4: Complete the requested information.

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

Seller Information

HILLARY D. BRADSHAW

Seller's or trustee's name

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

9400 GUNSMOKE RD

Street address (after sale)

SPARTA

City

IL

State

62286-3361

ZIP

618-317-0888

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: 20250607913102
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01737

Buyer Information

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

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
8661 BRANDY LN _____ SPARTA _____ IL _____ 62286-3500
Street address (after sale) _____ City _____ State _____ ZIP _____
618-443-6060 _____
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:

SHAWN E. MARTIN AND SHAWNA L. 8661 BRANDY LN _____ SPARTA _____ IL _____ 62286-3500
MARTIN TRUSTEES OF THE _____ Street address _____ City _____ State _____ ZIP _____
SHAWN E. MARTIN REVOCABLE _____
TRUST DATED JANUARY _____
Preparer Information _____
SW - ARBEITER LAW OFFICES _____
Country _____

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

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

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

To be completed by the Chief County Assessment Officer

1 079 36 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 7490
Buildings 4635
Total 12125

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M 252



Declaration ID: 20250607913102
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01737

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
06-015-012-00	0.71	Acres	No

Personal Property Table



Declaration ID: 20250607913102

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R01737

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
STEPHEN P. BRADSHAW	9400 GUNSMOKE RD	SPARTA	IL	622860000	6186155310	USA

Additional Buyers Information

RECORDED

06/23/2025 08:37 AM Pages: 4

2025R01741

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1102 COUNTY RD 5

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

ROCKWOOD

62280-0000

City or village

ZIP

T8S R5W

Township

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

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

04-044-004-50

12.21

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/17/2025
Date

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

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

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

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

Current Intended

- a ☐ Land/lot only
b ☐ Residence (single-family, condominium, townhome, or duplex)
c ☐ Mobile home residence
d ☐ Apartment building (6 units or less) No. of units:
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 11 420,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250607913824
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01741

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			420,000.00
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			420,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			840.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			420.00
20	County tax stamps — multiply Line 18 by 0.25.	20			210.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			630.00

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

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY ILLINOIS, CONTAINING 40 ACRES, MORE OR LESS, EXCEPTING A CERTAIN BURYING GROUND, CONTAINING LESS THAN ¼ ACRES. ALSO, ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, LYING ON THE EASTERLY SIDE OF THE PUBLIC ROAD RUNNING THROUGH THE SAME, AND CONTAINING 4 1/4 ACRES, MORE OR LESS. ALSO THE FRACTIONAL PART OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN; RANDOLPH COUNTY, ILLINOIS, BEING A THREE CORNERED TRACT, BEGINNING AT THE NORTHWEST CORNER OF THE QUARTER SECTION; THENCE RUNNING DUE EAST 400 FEET TO AN IRON PIPE; THENCE RUNNING DUE SOUTHWEST 840 FEET TO ANOTHER IRON PIPE ON THE SECTION LINE; THENCE DUE NORTH TO THE PLACE OF BEGINNING, CONTAINING IN ALL 3 3/4 ACRES, MORE OR LESS, SITUATED IN THE COUNTY, OF RANDOLPH, IN THE STATE OF ILLINOIS.

EXCEPT THAT PART CONVEYED TO CLAUDE KNAPP AND DOROTHY KNAPP, HUSBAND AND WIFE, BY WARRANTY DEED DATED APRIL 10, 1985 AND RECORDED APRIL 12, 1985 LN BOOK 305, PAGE 041 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST COMER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1304.32 FEET TO THE EASTERLY LINE OF COUNTY, HIGHWAY NO. 5; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 93°02' ALONG SAID EASTERLY LINE OF HIGHWAY 5, 30.42 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF HIGHWAY 5 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 755.34 FEET AN ARC DISTANCE OF 204.55 FEET; THENCE NORTHEASTERLY 123.78 FEET ALONG SAID EASTERLY LINE OF HIGHWAY 5 TO A POINT 120 FEET SOUTHEASTERLY OF THE CENTERLINE OF SAID HIGHWAY 5; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF HIGHWAY 5 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 670.34 FEET AN ARC DISTANCE OF 48.36 FEET TO THE CENTER OF TOWNSHIP ROAD 226A; THENCE EASTERLY ALONG SAID CENTER OF TOWNSHIP ROAD 226A, 61.90 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 8°32' TO THE LEFT ALONG THE CENTER OF SAID TOWNSHIP ROAD 226A, 363.54 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID T.R. 226A, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 480 FEET, AN ARC DISTANCE OF 157.95 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG SAID TANGENT, 117.80; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 4°11' TO THE RIGHT ALONG SAID CENTER OF T.R. 226A, 80.59 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID T.R. 226A ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375 FEET AN ARC DISTANCE OF 146.64 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG SAID TANGENT, 94.46 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG SAID CENTER OF T.R. 226A ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 800 FEET, AN ARC DISTANCE OF 182.74 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE, 665.26 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 11.606 ACRES, MORE OR LESS AND SUBJECT TO A PUBLIC ROAD OVER THE NORTHERLY PORTION THEREOF.

ALSO EXCEPT THAT PART CONVEYED TO KENNETH W. RUSHING AND MELODIE S. RUSHING, HUSBAND AND WIFE, BY WARRANTY DEED DATED JULY 19, 1985 AND RECORDED JULY 22, 1985 IN BOOK 307, PAGE 695 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTH WEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 659.77 FEET O THE WESTERLY LINE OF COUNTY HIGHWAY NO. 5; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 124°04' ALONG SAID WESTERLY LINE OF HIGHWAY 5, 1014.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF HIGHWAY 5 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 840.34 FEET AN ARC DISTANCE OF 11.24 FEET; THENCE NORTHWESTERLY RADIAL TO SAID CURVE 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF HIGHWAY 5 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 890.34 FEET TO AN ARC DISTANCE OF 68.334 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, 880.99 FEET



Declaration ID: 20250607913824
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01741

TO THE POINT OF BEGINNING CONTAINING IN ALL 7.178 ACRES, MORE OR LESS,; 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.

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.

21-07-200-006; 21-07-400-010

Step 4: Complete the requested information.

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

Seller Information

STIFEL TRUST COMPANY

Seller's or trustee's name

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

501 N BROADWAY FL 10

Street address (after sale)

SAINT LOUIS

City

MO

State

63102-2153

ZIP

314-342-1213

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

LEIGH-ANN M. FIRESTONE AND RICHARD V. FIRESTONE JR.

Buyer's or trustee's name

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

1102 COUNTY ROAD 5

Street address (after sale)

ROCKWOOD

City

IL

State

62280-1102

ZIP

618-317-4485

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:

LEIGH-ANN M. FIRESTONE AND
RICHARD V. FIRESTONE JR.

1102 COUNTY ROAD 5

Street address

ROCKWOOD

City

IL

State

62280-1102

ZIP

USA

Country

Preparer Information

STEPHANIE ROBISON - TOWN & COUNTRY TITLE

2556079

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

221 W POINTE DR STE 1

Street address

SWANSEA

City

IL

State

62226-8306

ZIP

steph@tctitle.tv

Preparer's email address (if available)

618-233-5300

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



Declaration ID: 20250607913824
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R0 1741

To be completed by the Chief County Assessment Officer

1 079 50 F
County Township Class Cook-Minor Code 1 Code 2

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

Land 2590
Buildings 83185
Total 85775

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M253



Declaration ID: 20250607913824

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01741

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
04-044-004-00	17	Acres	No

Personal Property Table



Declaration ID: 20250607913824

Status: Closing Completed
Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R01741

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
LEAH DIANNE HEAD TRUST	501 N BROADWAY	ST. LOUIS	MO	361020000	3143421213	USA

Additional Buyers Information



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 304 PUBLIC

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

14-067-005-00

0.000

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of Instrument: 5/28/2025

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):

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	25.50
COUNTY STAMP FEE	12.75

TOTAL: 118.25

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 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 X 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 25,200.00
12a Amount of personal property included in the purchase 0.00



Declaration ID: 20250607913448
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01743

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			25,200.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			25,200.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			51.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			25.50
20	County tax stamps — multiply Line 18 by 0.25.	20			12.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			38.25

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

PART BLOCK "S" OF JONATHAN CHESTNUTWOOD'S ADDITION TO THE VILLAGE OF EVANSVILLE, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "C", PAGES 44-45 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF PUBLIC STREET IN THE VILLAGE OF EVANSVILLE, ILLINOIS; 100 FEET OF THE SOUTHWEST CORNER OF BLOCK 16 IN EVAN'S ADDITION TO EVANSVILLE, ILLINOIS, THENCE RUNNING SOUTHWEST WITH THE EAST LINE OF PUBLIC STREET, 60 FEET THENCE SOUTHEAST AT RIGHT ANGLES WITH PUBLIC STREET 80 FEET; THENCE NORTHEAST, PARALLEL WITH PUBLIC STREET, 60 FEET; THENCE NORTHWEST AT RIGHT ANGLES WITH PUBLIC STREET, 80 FEET, TO THE PLACE OF BEGINNING.

ALSO BEGINNING AT A POINT OF THE SOUTHEASTERLY LINE OF PUBLIC STREET IN THE VILLAGE OF EVANSVILLE, ILLINOIS, 160 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF BLOCK 16 IN EVANS ADDITION TO EVANSVILLE, ILLINOIS, THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID PUBLIC STREET 12 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF AFORESAID BLOCK 16 A DISTANCE OF APPROXIMATELY 160 FEET TO ITS INTERSECTION WITH AN EXTENSION OF THE SOUTHEAST LINE OF AFORESAID BLOCK 16; THENCE NORTHEASTERLY ALONG THE EXTENSION OF THE SOUTHEAST LINE OF AFORESAID BLOCK 16 A DISTANCE OF 72 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE SOUTHEASTERLY LINE OF SAID BLOCK 16 A DISTANCE OF 80 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL TO SAID PUBLIC STREET A DISTANCE OF 60 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE SOUTHEASTERLY LINE OF SAID BLOCK 16 TO THE POINT OF BEGINNING.

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

PARCEL NO.: 14-067-005-00

PROPERTY ADDRESS IS: 304 PUBLIC STREET, EVANSVILLE, IL 62242

07-24-132-002

Step 4: Complete the requested information.

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

Seller Information

WELLS FARGO BANK, N.A.

Seller's or trustee's name

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

1 HOME CAMPUS

Street address (after sale)

DES MOINES

City

IA

State

50328-0001

ZIP

877-617-5274

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

TRAVIS SCOTT HALL

Buyer's or trustee's name

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



Declaration ID: 20250607913448
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01743

403 BIETHMAN ST
Street address (after sale)

EVANSVILLE
City

IL
State

62242-0000
ZIP

618-201-4140

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

Mail tax bill to:

TRAVIS SCOTT HALL
Name or company

403 BIETHMAN ST
Street address

EVANSVILLE
City

IL
State

62242-0000
ZIP

Preparer Information

MIKE HERMAN - REAL ADVANTAGE LLC

Preparer and company name

1000 COMMERCE DR STE 520
Street address

Preparer's file number (if applicable)

PITTSBURGH
City

PA
State

Escrow number (if applicable)

15275-1039
ZIP

pc-rec@oclenderservices.com
Preparer's email address (if available)

877-788-2923
Preparer's daytime phone

6076
Phone extension

USA
Country

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

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

Extended legal description Form PTAX-203-A

Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land 1020
Buildings 21680
Total 22700

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

m 254



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

- 1 5517 STATE ROUTE 4
 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. 2
- 3 Enter the primary parcel identifying number and lot size or acreage

<u>03-026-013-00</u>	<u>5.0</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel
- 4 Date of instrument: 6/18/2025
 Date
- 5 Type of instrument (Mark with an "X."): X Warranty deed
☐ Quit claim deed ☐ Executor deed ☐ Trustee deed
☐ Beneficial interest ☐ Other (specify):
- 6 X Yes X No Will the property be the buyer's principal residence?
- 7 X 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 <input type="checkbox"/>	Land/lot only
b <u>X</u> <u>X</u>	Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	Mobile home residence
d <input type="checkbox"/>	Apartment building (6 units or less) No. of units: <u> </u>
e <input type="checkbox"/>	Apartment building (over 6 units) No. of units: <u> </u>
f <input type="checkbox"/>	Office
g <input type="checkbox"/>	Retail establishment
h <input type="checkbox"/>	Commercial building (specify): <u> </u>
i <input type="checkbox"/>	Industrial building
j <input type="checkbox"/>	Farm
k <input type="checkbox"/>	Other (specify): <u> </u>

2025R01753

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	61.00
COUNTY STAMP FEE	30.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	171.50

- 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): <u> </u>	
- 10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

- | | | |
|--|-----|------------------|
| 11 Full actual consideration | 11 | <u>61,000.00</u> |
| 12a Amount of personal property included in the purchase | 12a | <u>0.00</u> |



Declaration ID: 20250607910796
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01753

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			61,000.00
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			61,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			122.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			61.00
20	County tax stamps — multiply Line 18 by 0.25.	20			30.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			91.50

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

A PART OF THE NORTHEAST QUARTER OF SECTION 18, AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, CONTAINING 6 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE EAST LINE OF SAID SECTION 18 AND THE NORTH RIGHT-OF-WAY OF STATE HIGHWAYS 43-150; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 18 AND SECTION 7, 789 FEET; THENCE WEST 332 FEET; THENCE SOUTH PARALLEL WITH EAST LINE OF SAID SECTION 18 AND SECTION 7, 784 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 43-150; THENCE EASTERLY ALONG THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 43-150 TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM ANY PORTION THEREOF HERETOFORE CONVEYED TO THE STATE OF ILLINOIS FOR HIGHWAY RIGHT-OF-WAY.

15-18-226-001; 15-07-400-006

Step 4: Complete the requested information.

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

Seller Information

MICHAEL S. WEAVER

Seller's or trustee's name

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

5935 WEAVER LN

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2547

ZIP

618-521-9476

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

TEAL PROPERTIES, LLC

Buyer's or trustee's name

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

3306 COUNTY ROAD 5

Street address (after sale)

STEELEVILLE

City

IL

State

62288-3018

ZIP

618-615-2328

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:

2025R01753

TEAL PROPERTIES, LLC 3306 COUNTY ROAD 5 STEELEVILLE IL 62288-3018
 Name or company Street address City State ZIP

Preparer Information

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

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

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

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

Land 1545
 Buildings 21290
 Total 22835

Illinois Department of Revenue Use

Tab number

m255



Declaration ID: 20250607910796
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01753

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
03-011-002-00	1.0	Acres	No

Personal Property Table



Declaration ID: 20250607910796

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01753

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
BRITTANY N. WEAVER						

Additional Buyers Information



AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	750.00
COUNTY STAMP FEE	375.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	1,205.00

PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

- 1 815 E HARRISON 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. 7
- 3 Enter the primary parcel identifying number and lot size or acreage
- | Primary PIN | Lot size or acreage | Dimensions | No |
|-----------------|---------------------|------------|--------------|
| ✓ 19-092-002-00 | 60x112.5 | | |
| | | Unit | Split Parcel |
- 4 Date of instrument: 6/14/2025
Date
- 5 Type of instrument (Mark with an "X."): Warranty deed
- Quit claim deed Executor deed X Trustee deed
Beneficial interest Other (specify):
- 6 Yes X No Will the property be the buyer's principal residence?
- 7 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)
- 8 Identify the property's current and intended primary use.
- Current Intended
- a Land/lot only
- b Residence (single-family, condominium, townhome, or duplex)
- c Mobile home residence
- d Apartment building (6 units or less) No. of units:
- e Apartment building (over 6 units) No. of units:
- f Office
- g Retail establishment
- h Commercial building (specify):
- i Industrial building
- j Farm
- k X X Other (specify): MOBILE HOME PARK

- 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 750,000.00
- 12a Amount of personal property included in the purchase 0.00



Declaration ID: 20250607999336
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01758

Step 4: Complete the requested information.

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

Seller Information

RONALD W. JOHNSON REV LIVING TRUST

Seller's or trustee's name

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

777 BRADBURY LN

Street address (after sale)

SPARTA

City

IL

State

62286-2102

ZIP

618-443-3325

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

KOOL VALLEY MHP LLC

Buyer's or trustee's name

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

539 W COMMERCE ST STE 650

Street address (after sale)

DALLAS

City

TX

State

75208-1953

ZIP

602-687-0996

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:

KOOL VALLEY MHP LLC

Name or company

539 W COMMERCE ST STE 650

Street address

DALLAS

City

TX

State

75208-1953

ZIP

USA

Country

Preparer Information

TAMMIE GREEN - PALMER ABSTRACT CO., INC.

Preparer and company name

P-25-083

Preparer's file number (if applicable)

P-25-083

Escrow number (if applicable)

503 N VAN BUREN ST

Street address

MARION

City

IL

State

62959-2339

ZIP

tammie@palmerabstract.com

Preparer's email address (if available)

618-993-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 35 R 22
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale. 32960

32960

3 Year prior to sale 2024

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

M 256



Declaration ID: 20250607999336

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01758

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
✓ 02-065-005-00	.33	Acres	No
✓ 19-139-006-00	.33 +/-	Acres	No
✓ 19-139-004-00	.33 +/-	Acres	No
✓ 19-028-002-00	80x160 +/-	Dimensions	No
✓ 19-028-001-00	80x160 +/-	Dimensions	No
✓ 02-009-015-00	.75	Acres	No

Personal Property Table



AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	700.00
COUNTY STAMP FEE	350.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	1,130.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 106 WEST BROADWAY

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. 2

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

17-022-006-00

0.11

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/9/2025
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 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 X X Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

11 700,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507990358
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01771

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	700,000.00
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	700,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	1,400.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	700.00
20	County tax stamps — multiply Line 18 by 0.25.	20	350.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	1,050.00

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

LOTS 1, 2, 3, 17, 18, AND THAT PART OF LOT 16, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID LOT, THENCE WEST ON THE SOUTH LINE OF SAID LOT 16 TO A POINT, 13 FEET EAST OF THE SOUTHWEST CORNER, THENCE NORTH TO A POINT 29.5 FEET SOUTH OF THE NORTH LINE OF LOT 16; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT, 13 FEET TO THE WEST LINE OF LOT 16; THENCE NORTH ON THE WEST LINE TO THE NORTHWEST CORNER OF LOT 16; THENCE EAST ON THE NORTH LINE TO THE NORTHEAST CORNER OF LOT 16, THE POINT OF BEGINNING, ALL IN BLOCK 1 OF LOUIS DUDENBOSTEL'S FIRST ADDITION TO THE VILLAGE OF STEELEVILLE IN RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED NOVEMBER 10, 1902, IN PLAT BOOK "F" AT PAGE 12 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

15-16-328-008; 15-16-328-011

Step 4: Complete the requested information.

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

Seller Information

HARTEL RESTAURANTS, INC.

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

106 W BROADWAY STEELEVILLE IL 62288-1405
Street address (after sale) City State ZIP

618-521-7710 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

SNJ FOODS, INC

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

1302 N MAIN ST BENTON IL 62812-1028
Street address (after sale) City State ZIP

217-460-0880 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:

SNJ FOODS, INC 1302 N MAIN ST BENTON IL 62812-1028
Name or company Street address City State ZIP



Declaration ID: 20250507990358
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01771

Preparer Information

USA

Country

SW - ARBEITER LAW OFFICES

Preparer and company name

1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

618-826-2369

Preparer's daytime phone

Escrow number (if applicable)

IL

State

Phone extension

62233-1657

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 13075
Buildings 147110
Total 160185

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M257



Declaration ID: 20250507990358

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01771

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
17-022-008-00	0.18	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 2830 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

18-165-012-00

0.49

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/28/2025
 Date

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

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

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

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

Current Intended

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	16.00
COUNTY STAMP FEE	8.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 104.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration 11 16,000.00
 12a Amount of personal property included in the purchase 12a 0.00

2025R01773

12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13		16,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16 If this transfer is exempt, identify the provision.	16	b	k m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		16,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		32.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		16.00
20 County tax stamps — multiply Line 18 by 0.25.	20		8.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		24.00

Step 3: Enter the legal description from the deed.

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STONE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTH 60° EAST 152.9 FEET TO AN IRON STAKE ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE #150; THENCE NORTH 83° EAST 200.5 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 871.2 FEET; THENCE NORTH 83° EAST 50 FEET; THENCE NORTH 871.2 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE #150; THENCE SOUTH 83° WEST 50 FEET TO THE PLACE OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A STONE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTH 60° EAST 152.9 FEET TO AN IRON STAKE ON THE SOUTH RIGHT-OF-WAY LINE OF STATE BOND ROUTE #150; THENCE NORTH 83° EAST 200.5 FEET; THENCE SOUTH 436.2 FEET TO A POINT, WHICH IS THE BEGINNING POINT OF THE LAND HEREIN CONVEYED; THENCE SOUTH 435 FEET; THENCE NORTH 83° EAST 50 FEET; THENCE NORTH 435 FEET; THENCE SOUTH 83° WEST 50 FEET TO THE PLACE OF BEGINNING.

18-08-301-009

Step 4: Complete the requested information.

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

Seller Information

REBECCA A. MYERS

Seller's or trustee's name

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

16474 HIGHWAY 4
Street address (after sale)

CAMPBELL HILL
City

IL
State

62916-2103
ZIP

618-713-5127
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

WILLIAM BENEFIEL

Buyer's or trustee's name

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

2025R01773

1529 STATE ST
 Street address (after sale)

CHESTER
 City

IL
 State

62233-1009
 ZIP

618-924-1714

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

Mail tax bill to:

WILLIAM BENEFIEL
 Name or company

1529 STATE ST
 Street address

CHESTER
 City

IL
 State

62233-1009
 ZIP

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

609 STATE ST
 Street address

CHESTER
 City

IL
 State

62233-1635
 ZIP

kandklaw@frontier.com
 Preparer's email address (if available)

618-826-4561
 Preparer's daytime phone

Phone extension

USA
 Country

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

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

Extended legal description Form PTAX-203-A

Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 47 R
 County Township Class Cook-Minor Code 1 Code 2

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

3 Year prior to sale 2024

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

5 Comments

Land 6235

Buildings 5550

Total 11785

Illinois Department of Revenue Use

Tab number

M258



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 207 S FIRST ST

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

COULTERVILLE

62237-0000

City or village

ZIP

T4S R5W

Township

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

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

16-033-013-00

.10

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/16/2025

Date

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

X Quit claim deed

Executor deed

Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 3,500.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607909308
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01779

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		3,500.00
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		3,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		7.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		3.50
20	County tax stamps — multiply Line 18 by 0.25.	20		1.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		5.25

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

LOT 5 IN BLOCK 1 IN JOHN J. WOODSIDE'S ADDITION OF THE TOWN, NOW THE VILLAGE, OF COULTERVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS, AS SHOWN BY PLAT DATED DECEMBER 13, 1871, RECORDED DECEMBER 29, 1871, IN PLAT RECORD "C" RANDOLPH COUNTY, PAGE NO. 88 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT AND EX OFFICIO RECORDER OF DEEDS FOR THE COUNTY OF RANDOLPH, EXCEPT THEREFROM THE COAL UNDERLYING AFORESAID TRACTS. SITUATED IN THE COUNTY OF RANDOLPH AND THE STATE OF ILLINOIS.

PERMANENT PARCEL NO.: 16-033-113-00

TRACT #: 04-13-256-013

PROPERTY ADDRESS: 207 S. FIRST ST, COULTERVILLE, IL 62237

04-13-256-013

Step 4: Complete the requested information.

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

Seller Information

TIVON WADDELL

Seller's or trustee's name

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

5262 EVERGREEN AVE

Street address (after sale)

PORTAGE

City

IN

State

46368-1844

ZIP

312-339-8668

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

LUCAS J BOURGEAULT

Buyer's or trustee's name

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

12325 MOFFAT RD

Street address (after sale)

SPARTA

City

IL

State

62286-3708

ZIP

618-671-2008

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: 20250607909308
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01779

LUCAS J BOURGEOULT 12325 MOFFAT RD SPARTA IL 62286-3708
Name or company Street address City State ZIP

Preparer Information

MICHAEL STEVENS
Preparer and company name
250 S WASHINGTON ST
Street address
michaelstevens0808@gmail.com
Preparer's email address (if available)
USA
Country
Preparer's file number (if applicable) Escrow number (if applicable)
BRAIDWOOD IL 60408-2126
City State ZIP
312-394-0512
Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 079 31 R 11
County Township Class Cook-Minor Code 1 Code 2

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

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

Land 2380
Buildings 620
Total 3000

Illinois Department of Revenue Use

Tab number

M 259



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 3870 HOLCOMB

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

08-004-003-00

3.022

Acres

No

Primary PIN

Lot size or

Unit

Split

acreage

Parcel

4 Date of instrument: 6/24/2025

Date

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

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

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

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

Current Intended

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

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 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 11 225,000.00
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250607907961
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01781

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			225,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			225,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			450.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			225.00
20	County tax stamps — multiply Line 18 by 0.25.	20			112.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			337.50

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

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD CORNERSTONE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 267 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°00', 80 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHERLY ON THE LAST DESCRIBED COURSE, 325 FEET TO AN IRON PIN; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°00', 405 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°00', 325 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°00', 405 FEET TO THE POINT OF BEGINNING CONTAINING 3.022 ACRES, MORE OR LESS.

ALSO, A 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS WHOSE CENTERLINE IS DESCRIBED AS COMMENCING AT AN OLD CORNERSTONE AT THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1321.18 FEET; THENCE SOUTHERLY WITH THE DEFLECTION ANGLE OF 90°00', 12.5 FEET TO THE CENTER OF A PUBLIC ROAD FOR A POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°00', PARALLEL WITH AND 12.5 FEET SOUTH OF SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1196 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175 FEET AN ARC DISTANCE OF 159.13 FEET TO THE NORTH LINE OF ABOVE DESCRIBED 3.022 ACRE TRACT AND THERETO END.

PIN: 08-004-003-00

PROPERTY ADDRESS: 3870 HOLCOMB RD.
CHESTER, IL 62233

18-02-300-003

Step 4: Complete the requested information.

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

Seller Information

JOSEPH P. JANY SUCCESSOR TRUSTEE OF THE PAUL E. JANY REVOCABLE TRUST DATED JULY 28, 2022

Seller's or trustee's name

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

1451 OPDYKE ST
Street address (after sale)

CHESTER
City

IL
State

62233-2010
ZIP

618-615-3322

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: 20250607907961
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01781

Buyer Information

SARA K HARRIS

Buyer's or trustee's name

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

3870 HOLCOMB RD

Street address (after sale)

CHESTER

City

IL

State

62233-3329

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:

SARA K HARRIS

Name or company

3870 HOLCOMB RD

Street address

CHESTER

City

IL

State

62233-3329

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

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

1 079 47 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 3815
Buildings 43310
Total 47125

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M260



Declaration ID: 20250607907961

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01781

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
DILLON D. LADENDECKER	3870 HOLCOMB RD	CHESTER	IL	622330000	6188265021	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1801 N MARKET

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

SPARTA

62286-0000

City or village

ZIP

T4S R6W

Township

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

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

19-163-038-50

1.89

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/20/2025

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

c Mobile home residence

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

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

f Office

g Retail establishment

h X X Commercial building (specify): VACANT

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 X 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 99,001.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607913155
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01794

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			99,001.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b		k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			99,001.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			199.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			99.50
20	County tax stamps — multiply Line 18 by 0.25.	20			49.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			149.25

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

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SAID SECTION 25; THENCE WEST ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 13 (STATE ROUTE 4), THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SBI ROUTE 13 (STATE ROUTE 4) WITH A DEFLECTION ANGLE OF 89° 34 MINUTES 03 SECONDS A DISTANCE OF 1099.12 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTHERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 13 (STATE ROUTE 4) A DISTANCE OF 200 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF A PUBLIC ROAD; THENCE WESTERLY ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF A PUBLIC ROAD, WITH A DEFLECTION ANGLE OF 89° 30 MINUTES 08 SECONDS A DISTANCE OF 420.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) WITH A DEFLECTION ANGLE OF 90° 29 MINUTES 52 SECONDS A DISTANCE OF 200 FEET; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) WITH A DEFLECTION ANGLE OF 89° 34 MINUTES 03 SECONDS A DISTANCE OF 420 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS.

SITUATED IN RANDOLPH COUNTY, ILLINOIS.

03-25-400-037

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

REALTY INCOME ILLINOIS PROPERTIES 4, LLC

Seller's or trustee's name

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

11995 EL CAMINO REAL
Street address (after sale)

SAN DIEGO
City

CA
State

92130-2539
ZIP

858-284-5000

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: 20250607913155
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01794

SPARTA 1801 MARKET, LLC

Buyer's or trustee's name

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

3113 S UNIVERSITY DR FL 6

Street address (after sale)

FORT WORTH

City

TX

State

76109-5616

ZIP

817-296-1267

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:

SPARTA 1801 MARKET, LLC

Name or company

3113 S UNIVERSITY DR FL 6

Street address

FORT WORTH

City

TX

State

76109-5616

ZIP

Preparer Information

LAUREN OGINO - FIRST AMERICAN TITLE

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

2555 E CAMELBACK RD STE 350

Street address

PHOENIX

City

AZ

State

85016-0009

ZIP

logino@firstam.com

Preparer's email address (if available)

602-567-8100

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

3 Year prior to sale 2024

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 ☒

5 Comments

Land

Buildings

Total

34495
74330
108825

Illinois Department of Revenue Use

Tab number

m261



PTAX-203

Illinois Real Estate
 Transfer Declaration

Step 1: Identify the property and sale information.

1 903 E PINE

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

PERCY

62272-0000

City or village

ZIP

T6S R5W

Township

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

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

17-115-008-00

0.36

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/24/2025

Date

5 Type of instrument (Mark with an "X."): ☒ Warranty deed☐ Quit claim deed☐ Executor deed☐ Trustee deed☐ Beneficial interest☐ Other (specify):6 ☐ Yes ☒ No Will the property be the buyer's principal residence?7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract
year contract initiated: _____b ☐ Sale between related individuals or corporate affiliatesc ☐ Transfer of less than 100 percent interestd ☐ Court-ordered salee ☐ Sale in lieu of foreclosuref ☐ Condemnationg ☐ Short saleh ☐ Bank REO (real estate owned)i ☐ Auction salej ☐ Seller/buyer is a relocation companyk ☐ Seller/buyer is a financial institution or government agencyl ☐ Buyer is a real estate investment trustm ☐ Buyer is a pension fundn ☐ Buyer is an adjacent property ownero ☐ Buyer is exercising an option to purchasep ☐ Trade of property (simultaneous)q ☐ Sale-leasebackr ☐ Other (specify): _____s ☒ Homestead exemptions on most recent tax bill:

1 General/Alternative 6,000.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 40,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507994322
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01798

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.

LOTS THREE (30 AND FOUR (4) IN BLOCK TWO (2), SHORT AND COMPANY'S THIRD (3RD) ADDITION TO THE VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS, SAVING AND EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS UNDERLYING SAID LOT WITH THE RIGHT OF INGRESS AND EGRESS.

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.

15-12-357-002

Step 4: Complete the requested information.

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

Seller Information

KATIE D SPILLER

Seller's or trustee's name

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

201 W BUENA VISTA ST

Street address (after sale)

CHESTER

City

IL

State

62233-1920

ZIP

618-967-5673

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

JAN A. AND MARSHA K. BYRD

Buyer's or trustee's name

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

PO BOX 35

Street address (after sale)

PERCY

City

IL

State

62272-0035

ZIP

618-443-8055

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:

JAN A. AND MARSHA K. BYRD

Name or company

PO BOX 35

Street address

PERCY

City

IL

State

62272-0035

ZIP



Declaration ID: 20250507994322
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01798

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

F-6804

Preparer's file number (if applicable)

Escrow number (if applicable)

RED BUD

City

IL

State

62278-1525

ZIP

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 3430
Buildings 17585
Total 21015

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M262



2025R01799

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	105.00
COUNTY STAMP FEE	52.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	237.50

PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1101 BROAD 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

14-064-004-00

0.18

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/24/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest ☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20250607998409
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01799

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land	<u>2790</u>
Buildings	<u>23770</u>
Total	<u>26560</u>

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M263



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 12881 STATE ROUTE 154

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. 2

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

02-022-015-00

6.79

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/23/2025
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 135,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607911906

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

cooperlieferlaw@gmail.com

618-282-3866

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 35 F
County Township Class Cook-Minor Code 1 Code 2

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

Land 7340
Buildings 4610
Total 11950

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M264



Declaration ID: 20250607911906

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01801

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
02-022-007-00	0.98	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 151 W BROADWAY 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

19-005-014-00	0.12	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/30/2025
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): Shopping Center
- 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	75,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507971767
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01804

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

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

A PART OF LOT 42 OF ARMOUR'S SURVEY TO THE TOWN OF COLUMBUS, NOW CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH A DISTANCE OF 24 FEET ALONG THE EAST LINE OF SAID LOT; THENCE WEST A DISTANCE OF 25 ½ FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE PLACE OF BEGINNING, EXCEPT 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.

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

10-06-303-032

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 C. BLEEM

Seller's or trustee's name

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

8260 KAHLE RD

Street address (after sale)

SPARTA

City

IL

State

62286-3427

ZIP

618-443-7763

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

WENDELL QUINTANA

Buyer's or trustee's name

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

500 MURPHYSBORO RD

Street address (after sale)

CHESTER

City

IL

State

62233-2024

ZIP

618-826-2515

Buyer's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20250507971767
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01804

Mail tax bill to:

WENDELL QUINTANA 500 MURPHYSBORO RD CHESTER IL 62233-2024
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES F-6778
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
205 E MARKET ST RED BUD IL 62278-1525
Street address City State ZIP
cooperlieferlaw@gmail.com 618-282-3866 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 079 35 C
County Township Class Cook-Minor Code 1 Code 2

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

Land 5035
Buildings 24470
Total 29505

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

Illinois Department of Revenue Use

Tab number

M265



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 302 FLORENCE DR

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

11-054-018-00

135' X 150'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/20/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest ☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 35,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607910808
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01806

TONY M. AND CHRISTINA M. 8848 N HIGHWAY 61 PERRYVILLE MO 63775-6121
Name of 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)

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

RED BUD

City

IL

State

62278-1525

ZIP

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 43 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 4025
Buildings 9230
Total 13255

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M266



2025R01807

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	122.50
COUNTY STAMP FEE	61.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	263.75



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 413 W PALM 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

16-043-053-50	0.43	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/16/2025
 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:

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11 122,500.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20250507994295
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01807

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			122,500.00
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			122,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			245.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			122.50
20	County tax stamps — multiply Line 18 by 0.25.	20			61.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			183.75

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

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE #153, WHERE THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 CROSSES SAID RIGHT-OF-WAY; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 210 FEET TO A POINT; THENCE WEST 720 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 168 FEET; THENCE WEST 120 FEET; THENCE NORTH 168 FEET; THENCE EAST 120 FEET TO THE PLACE OF BEGINNING.

AND ALSO

PT SW SW 120'X168' E PART VACATED TENTH ST SECTION 13 T4 R5

PT SW SW 120'X120'
E PT VACATED TENTH ST
SECTION 13 T4R5

AND ALSO

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH,

RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE #153, WHERE THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 CROSSES SAID RIGHT-OF-WAY; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 210 FEET TO A POINT; THENCE WEST 720 FEET TO A POINT; THENCE SOUTH 168 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 120 FEET; THENCE WEST 120 FEET; THENCE NORTH 120 FEET; THENCE EAST 120 FEET TO THE PLACE 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 OWNER OF THE MINERAL ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID ESTATE.

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

04-13-362-005; 04-13-362-002

Step 4: Complete the requested information.

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

Seller Information

EDGAR MILLER



Declaration ID: 20250507994295
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01807

Seller's or trustee's name
7115 THOMAS DR UNIT 604
Street address (after sale)
618-708-2578
Seller's daytime phone
Phone extension
PANAMA CITY BEACH
City
FL
State
32408-7633
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

ANGELA D. AND CODEY R. WHALEY

Buyer's or trustee's name
413 W PALM ST
Street address (after sale)
618-250-0881
Buyer's daytime phone
Phone extension
COULTERVILLE
City
IL
State
62237-1566
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:

ANGELA D. AND CODEY R. WHALEY
Name of company
413 W PALM ST
Street address
COULTERVILLE
City
IL
State
62237-1566
ZIP
USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 31 R 22
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 2020
Buildings
Total 2020

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

Illinois Department of Revenue Use

Tab number

M267



Declaration ID: 20250507994295
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01807

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
16-043-054-50	0.46	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 113 BRAND

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

13-105-004-00

.12

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/24/2025
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

- a ☐ 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 11 215,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250607914544
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01820

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			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.

A RECTANGULAR STRIP OF REAL ESTATE OF A LENGTH NORTH AND SOUTH OF 80 FEET BY A WIDTH EAST AND WEST OF 10 FEET OFF OF THE SOUTHEAST CORNER OF LOT 5 OF BLOCK 1 OF KIMZEY'S ADDITION TO THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE EXTENDING NORTH ALONG SAID EAST LINE OF SAID LOT 5, A DISTANCE OF 80 FEET; AND THENCE WEST AT RIGHT ANGLE THEREFROM, A DISTANCE OF 10 FEET; THENCE SOUTH PARALLEL WITH THE AFORESAID EAST BOUNDARY LINE OF SAID LOT, A DISTANCE OF 80 FEET TO A POINT ON THE SOUTH LINE THEREOF; THENCE EAST AT A RIGHT ANGLE, A DISTANCE OF 10 FEET TO THE PLACE OF BEGINNING.

ALSO: 80 FEET, RECTANGULAR IN FORM, OFF OF THE SOUTH END OF LOT 4; ALSO A RECTANGULAR STRIP OF LAND, OF A WIDTH OF 5 FEET AND A LENGTH OF 80 FEET OFF OF THE SOUTHWESTERLY SIDE OF LOT 3 OF SAID ADDITION, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE RUNNING NORTH, A DISTANCE OF 80 FEET ALONG THE WEST BOUNDARY LINE OF SAID LOT TO A POINT THEREON; THENCE EAST AT A RIGHT ANGLE THERETO, A DISTANCE OF 5 FEET; THENCE SOUTH PARALLEL TO SAID WEST BOUNDARY LINE OF SAID LOT, A DISTANCE OF 80 FEET TO A POINT ON THE SOUTH LINE THEREOF, THENCE WEST A DISTANCE OF 5 FEET TO THE PLACE OF BEGINNING.

ALL OF THE ABOVE DESCRIBED REAL ESTATE IS SITUATED IN AND A PART OF BLOCK 1 OF KIMZEY'S ADDITION TO THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, AS SHOWN ON RECORDED PLAT THEREOF IN VOLUME "G" OF PLATS ON PAGE 78 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

01-09-113-017

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

AUGUSTINE, INC.

Seller's or trustee's name

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

218 MUELLER LN

Street address (after sale)

WATERLOO

City

IL

State

62298-1257

ZIP

618-719-5504

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

DIANE MCDONNELL



Declaration ID: 20250607914544
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01820

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
113 BRAND AVE _____ RED BUD _____ IL _____ 62278-1303
Street address (after sale) _____ City _____ State _____ ZIP _____
618-713-4153 _____
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:

DIANE MCDONNELL _____ 113 BRAND AVE _____ RED BUD _____ IL _____ 62278-1303
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@monroecountytile.com _____ 618-939-8292 _____ USA _____
Preparer's email address (if available) _____ Preparer's daytime phone _____ Phone extension _____ Country _____

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

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

To be completed by the Chief County Assessment Officer

1 079 34 R _____
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior
to the year of sale.
Land _____
Buildings _____
Total _____

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

Illinois Department of Revenue Use

Tab number

M268



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 FIELDCREST DR

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

SPARTA

62286-0000

City or village

ZIP

T4S R6W

Township

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

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

19-162-014-00

0.73

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/24/2025
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 X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

- a 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 12,000.00

12a Amount of personal property included in the purchase

12a 0.00

2025 R01823

12b Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13 Subtract Line 12a from Line 11. This is the net consideration for real property	13			12,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			12,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			24.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			12.00
20 County tax stamps — multiply Line 18 by 0.25.	20			6.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			18.00

Step 3: Enter the legal description from the deed.

Enter the legal description from the deed.
 LOT 93 IN NORTHTOWN MEADOWS, FOURTH PLAT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN 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 RECORDED IN CABINET 5, JACKET 51, DATED MAY 9, 1978, AND RECORDED MAY 9, 1978, IN THE RANDOLPH COUNTY RECORDS.

EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS 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.

03-36-427-008

Step 4: Complete the requested information.

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

Seller Information

RICHARD D. PREST

Seller's or trustee's name

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

309 W ADAMS ST
 Street address (after sale)

SPARTA
 City

IL
 State

62286-1164
 ZIP

618-317-6752

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

RUSSELL E. COULTER

Buyer's or trustee's name

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

1505 FIELDCREST DR
 Street address (after sale)

SPARTA
 City

IL
 State

62286-2306
 ZIP

618-317-5446

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:

RUSSELL E. COULTER
 Name or company

1505 FIELDCREST DR
 Street address

SPARTA
 City

IL
 State

62286-2306
 ZIP

2025 R01823

Preparer Information

D. PAUL KOENEMAN

Preparer and company name

609 STATE ST

Street address

kandklaw@frontier.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

CHESTER

City

618-826-4561

Preparer's daytime phone

Escrow number (if applicable)

IL

State

Phone extension

62233-1635

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 6910

Buildings 6910

Total 6910

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M269



AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	6.00
COUNTY STAMP FEE	3.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	89.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 601 POPLAR

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

01-023-002-00

.23 acres

Acreage

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/5/2025

Date

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

X Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n X Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 5,640.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607907397
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01825

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			5,640.00
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			5,640.00
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.

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPLE MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 70 FEET THENCE WEST 140 FEET; THENCE SOUTH 70 FEET; THENCE EAST 140 FEET TO THE POINT OF BEGINNING, EXCEPTING ALL COAL IN AND UNDER SAID LANDS, TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL OTHER RIGHTS AND EASEMENTS IN FAVOR OF THE OWNER OF THE MINERAL ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID ESTATE.

04-12-384-013

Step 4: Complete the requested information.

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

Seller Information

JOHN ROBERTS

Seller's or trustee's name

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

3559 WELGE RD

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2927

ZIP

618-615-3676

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

STANLEY L RANEY

Buyer's or trustee's name

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

608 POPLAR ST

Street address (after sale)

COULTERVILLE

City

IL

State

62237-1212

ZIP

618-534-6320

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:

STANLEY L RANEY

Name or company

608 POPLAR ST

Street address

COULTERVILLE

City

IL

State

62237-1212

ZIP



Declaration ID: 20250607907397
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01825

Preparer Information

JOHN ROBERTS - JOHN ROBERTS

Preparer and company name

3559 WELGE RD

Street address

john@robertsrentals.org

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

STEELEVILLE

City

618-615-3676

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62288-2927

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 2605
Buildings 3155
Total 5760

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M 270

**PTAX-203**
Illinois Real Estate
Transfer Declaration**Step 1: Identify the property and sale information.**1 902 E BROADWAY

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

02-009-010-00

1.01

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/26/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

6 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 onlyb X X Residence (single-family, condominium, townhome, or duplex)c Mobile home residenced Apartment building (6 units or less) No. of units: e Apartment building (over 6 units) No. of units: f Officeg Retail establishmenth Commercial building (specify):i Industrial buildingj Farmk Other (specify):

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

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 275,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607905150
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01842

JOYCE E. DINGERSON

Buyer's or trustee's name

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

902 E BROADWAY ST
Street address (after sale)

SPARTA
City

IL
State

62286-1883
ZIP

573-719-4866

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:

JOYCE E. DINGERSON

Name or company

902 E BROADWAY ST

Street address

SPARTA

City

IL

State

62286-1883

ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 35 R
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.

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

SEE ATTACHED

Land 5330
Buildings 39680
Total 45010

Illinois Department of Revenue Use

Tab number

M 271

2025R01843

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	56.50
COUNTY STAMP FEE	28.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	154.75



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 9119 PEARIDGE RD

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-054-012-50

2.80

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 6/25/2025
Date5 Type of instrument (Mark with an "X") : ☒ Warranty deed
☐ Quit claim deed ☐ Executor deed ☐ Trustee deed
☐ Beneficial interest ☐ Other (specify):6 ☒ Yes ☐ No Will the property be the buyer's principal residence?7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract
year contract initiated : _____
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government
agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): _____
- s ☒ Homestead exemptions on most recent tax bill:
- | | |
|-------------------------------------|-----------|
| 1 General/Alternative | 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	56,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250607911629
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01843

618-317-0197

☒ Under penalties of perjury, I 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:

ELI M. HAMILTON 11321 ZEIGLER MINE RD SPARTA IL 62286-3229
Name or company Street address City State ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 2205
Buildings 18405
Total 20610

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number

M272



RECORDED

06/30/2025 08:21 AM Pages: 5



PTAX-203

Illinois Real Estate
Transfer Declaration

2025R01844

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	280.00
COUNTY STAMP FEE	140.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	500.00

Step 1: Identify the property and sale information.

1 7527 STATE ROUTE 154

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

BALDWIN

62217-0000

City or village

ZIP

T4S R7W

Township

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

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

09-023-002-50

0.40

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/26/2025

Date

5 Type of instrument (Mark with an "X."): ☒ Warranty deed☐ Quit claim deed☐ Executor deed☐ Trustee deed☐ Beneficial interest ☐ Other (specify):6 ☒ Yes ☐ No Will the property be the buyer's principal residence?7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

a ☐ Land/lot onlyb ☒ ☒ Residence (single-family, condominium, townhome, or duplex)c ☐ Mobile home residenced ☐ Apartment building (6 units or less) No. of units: _____e ☐ Apartment building (over 6 units) No. of units: _____f ☐ Officeg ☐ Retail establishmenth ☐ Commercial building (specify): _____i ☐ Industrial buildingj ☐ Farmk ☐ Other (specify): _____9 Identify any significant physical changes in the property since
January 1 of the previous year and enter the date of the
change. Date of significant change: _____

<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 affiliatesc ☐ Transfer of less than 100 percent interestd ☐ Court-ordered salee ☐ Sale in lieu of foreclosuref ☐ Condemnationg ☐ Short saleh ☐ Bank REO (real estate owned)i ☐ Auction salej ☐ Seller/buyer is a relocation companyk ☐ Seller/buyer is a financial institution or government
agencyl ☐ Buyer is a real estate investment trustm ☐ Buyer is a pension fundn ☐ Buyer is an adjacent property ownero ☐ Buyer is exercising an option to purchasep ☐ Trade of property (simultaneous)q ☐ Sale-leasebackr ☐ Other (specify): _____s ☐ Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 280,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507971745

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01844

PIN SET JUST WEST OF THE TOP OF A DITCH BANK; THENCE CONTINUING NORTH 87 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 18.46 FEET TO THE FLOWLINE OF A DITCH; THENCE SOUTH 5 DEGREES 43 MINUTES 27 SECONDS EAST ALONG THE FLOWLINE OF A DITCH, A DISTANCE OF 150.44 FEET TO A POINT; THENCE SOUTH 89 DEGREES 46 MINUTES 09 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID SUTTON TRACT, A DISTANCE OF 16.93 FEET TO AN IRON PIN SET JUST WEST OF THE TOP OF A DITCH BANK; THENCE CONTINUING SOUTH 89 DEGREES 46 MINUTES 09 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID SUTTON TRACT, A DISTANCE OF 24.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.16 ACRES, MORE OR LESS.

ALSO

AN EASEMENT DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS PLUG MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER ON AN ASSUMED BEARING OF SOUTH 86 DEGREES 31 MINUTES 26 SECONDS WEST, A DISTANCE OF 970.71 FEET TO A POINT; THENCE NORTH 3 DEGREES 28 MINUTES 34 SECONDS WEST, A DISTANCE OF 69.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 170 (ILLINOIS ROUTE 154), ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE ALONG THE NORTH RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2824.79 FEET, AN ARC LENGTH OF 15.00 FEET, THE CHORD OF WHICH BEARS NORTH 88 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 15.00 FEET TO A POINT; THENCE NORTH 12 DEGREES 47 MINUTES 07 SECONDS EAST, A DISTANCE OF 79.91 FEET TO A POINT, THENCE NORTH 01 DEGREE 36 MINUTES 43 SECONDS WEST, A DISTANCE OF 335.96 FEET TO A POINT, THENCE NORTH 87 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 37.03 FEET TO A CROSS CUT IN CONCRETE ON THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO MICHAEL S. AND AMY J. SUTTON BY DEED DATED DECEMBER 19, 2014 AND RECORDED IN THE RANDOLPH COUNTY RECORDS AS DOCUMENT NO. 2015R03079; THENCE ALONG THE WEST LINE AND ITS NORTHERLY EXTENSION SOUTH 00 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 143.00 FEET TO AN IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF SAID SUTTON TRACT; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID SUTTON TRACT SOUTH 89 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 20.35 FEET TO A POINT; THENCE SOUTH 01 DEGREE 36 MINUTES 43 SECONDS EAST, A DISTANCE OF 195.04 FEET TO A POINT; THENCE SOUTH 12 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

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

02-16-277-004

Step 4: Complete the requested information.

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

Seller Information

GLENDAS. ZANDERS, TRUSTEE OF THE GLENDAS. ZANDERS LIVING TRUST
DATED APRIL 29, 2020, AND ANY AMENDMENTS THERETO

Seller's or trustee's name

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

7102 HIGHWAY E

PERRYVILLE

MO

63775-8402

Street address (after sale)

City

State

ZIP

618-407-1853

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

JOSHUA M. GRUVER

Buyer's or trustee's name

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



2025R01846

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	322.50
COUNTY STAMP FEE	161.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	563.75



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 11499 HOLLOWAY

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. 3

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

02-028-005-50

5.56

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/25/2025

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 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

11 322,500.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607910496
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01846

12b	Was the value of a mobile home included on Line 12a?	12b	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	322,500.00
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	322,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	645.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	322.50
20	County tax stamps — multiply Line 18 by 0.25.	20	161.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	483.75

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

FIVE ACRES IN THE NORTHEAST COMER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, EXCEPT THE COAL UNDERLYING WITH 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.

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN OLD IRON PIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1362.0 FEET TO AN IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90° 42' ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 832.0 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 88° 52', 2597.7 FEET TO AN IRON PIN ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90° 28' ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 832.0 FEET TO A CORNER FENCE POST AT THE NORTHWEST CORNER THEREOF; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 89° 05' ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 778.6 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 91° 51' PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 466.8 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 91° 51' PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 466.8 FEET TO SAID EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 88° ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; 466.8 FEET TO THE POINT OF BEGINNING.

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

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

10-18-326-004; 10-18-326-002; 10-18-400-006

Step 4: Complete the requested information.

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

Seller Information

JOHN C. AND MARIANNE WATSON

Seller's or trustee's name

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

PO BOX 484
Street address (after sale)

COULTERVILLE
City

IL 62237-0484
State ZIP

618-317-6008
Seller's daytime phone

Phone extension

USA
Country



Declaration ID: 20250607910496
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01846

☒ Under penalties of perjury, I 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

TERRY L. AND SHELLEY A. SHEVLIN

Buyer's or trustee's name

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

9736 ROSEWOOD LN
Street address (after sale)

SPARTA
City

IL
State

62286-3861
ZIP

618-304-9307

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:

TERRY L. AND SHELLEY A.

Buyer's name

9736 ROSEWOOD LN

Street address

SPARTA

City

IL

State

62286-3861

ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 35 F
County Township Class Cook-Minor Code 1 Code 2

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

3 Year prior to sale 2024

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

5 Comments

Land 13115
Buildings 5070
Total 18185

Illinois Department of Revenue Use

Tab number

M274



Declaration ID: 20250607910496
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RO 1846

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
02-028-008-50	20.2100	Acres	No
02-028-016-00	26.0500	Acres	No

Personal Property Table



RECORDED

06/30/2025 08:21 AM Pages: 3



PTAX-203

Illinois Real Estate
Transfer Declaration

2025R01848

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	5.00
COUNTY STAMP FEE	2.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	87.50

Step 1: Identify the property and sale information.

1 120 W COLLEGE

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

19-007-006-00

0.17

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/4/2025

Date

5 Type of instrument (Mark with an "X."): ☒ Warranty deed☐ Quit claim deed☐ Executor deed☐ Trustee deed☐ Beneficial interest☐ Other (specify):6 Yes ☒ No Will the property be the buyer's principal residence?7 Yes ☒ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

a ☒ ☒ Land/lot onlyb ☐ Residence (single-family, condominium, townhome, or duplex)c ☐ Mobile home residenced ☐ Apartment building (6 units or less) No. of units:e ☐ Apartment building (over 6 units) No. of units:f ☐ Officeg ☐ Retail establishmenth ☐ Commercial building (specify):i ☐ Industrial buildingj ☐ Farmk ☐ Other (specify):9 Identify any significant physical changes in the property since
January 1 of the previous year and enter the date of the
change. Date of significant change:

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 affiliatesc ☐ Transfer of less than 100 percent interestd ☐ Court-ordered salee ☐ Sale in lieu of foreclosuref ☐ Condemnationg ☐ Short saleh ☐ Bank REO (real estate owned)i ☐ Auction salej ☐ Seller/buyer is a relocation companyk ☐ Seller/buyer is a financial institution or government
agencyl ☐ Buyer is a real estate investment trustm ☐ Buyer is a pension fundn ☐ Buyer is an adjacent property ownero ☐ Buyer is exercising an option to purchasep ☐ Trade of property (simultaneous)q ☐ Sale-leasebackr ☐ Other (specify):s ☐ Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 5,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250507989566
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01848

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			5,000.00
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			5,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			10.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			5.00
20	County tax stamps — multiply Line 18 by 0.25.	20			2.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			7.50

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

EIGHTY-SIX AND ONE HALF FEET (86 1/2) OFF THE NORTH END OF LOT 22 OF ARMOUR'S SURVEY OF THE TOWN OF COLUMBUS, NOW CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS; ALSO A PART OF THAT PART OF LOT 55 OF ARMOUR'S SURVEY LYING SOUTH OF COLLEGE STREET DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 55 AND RUNNING WEST ALONG THE SOUTH LINE OF SAID LOT TO THE NORTHWEST CORNER OF LOT 22 AFORESAID; THENCE RUNNING NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 55 TO THE SOUTH LINE OF COLLEGE STREET; THENCE RUNNING EAST ALONG THE SOUTH LINE OF COLLEGE STREET TO THE EAST LINE OF SAID LOT 55; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 55 TO THE PLACE OF BEGINNING.

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

10-06-302-001

Step 4: Complete the requested information.

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

Seller Information

NANCY K. DETERDING DECLARATION OF TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
115 W MAIN ST	SPARTA	IL	62286-2063
Street address (after sale)	City	State	ZIP
618-977-9445	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

BRIAN K. AND HEATHER L. WILLIAMS

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
124 W COLLEGE ST	SPARTA	IL	62286-2070
Street address (after sale)	City	State	ZIP
618-304-2634	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: 20250507989566
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01848

Mail tax bill to:

BRIAN K. AND HEATHER L. 124 W COLLEGE ST SPARTA IL 62286-2070
Name of company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

USA
Country

F-6794

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

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

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

To be completed by the Chief County Assessment Officer

1 079 35 R
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 2650
Buildings
Total 2650

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

Illinois Department of Revenue Use

Tab number

M275



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 CHADRON

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

17-026-008-00

40 x 53.3

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/27/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest Other (specify):

6 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:

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

11 750.00

12a Amount of personal property included in the purchase

12a 0.00

2025 R01850

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			750.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			750.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			2.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			1.00
20	County tax stamps — multiply Line 18 by 0.25.	20			0.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			1.50

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

THE WEST 40 FEET OF LOT 8 IN HENRY BOLLINGER'S ADDITION TO THE VILLAGE OF STEELEVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS, AS SHOWN BY PLAT DATED MARCH 18, 1924, RECORDED FEBRUARY 10, 1928, IN PLAT BOOK "G", PAGE 11 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

PARCEL NO. 17-026-008-00

15-16-180-008

Step 4: Complete the requested information.

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

Seller Information

GLENN A ARMSTRONG

Seller's or trustee's name

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

302 N JAMES ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1429

ZIP

618-534-7798

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

BRIAN R MURPHY

Buyer's or trustee's name

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

304 N JAMES ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1429

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:

BRIAN R MURPHY

Name or company

304 N JAMES ST

Street address

STEELEVILLE

City

IL

State

62288-1429

ZIP

2025R01850

Preparer Information

Preparer and company name R. JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS USA
 Country USA
 Street address 600 STATE ST City CHESTER State IL ZIP 62233-1634
 Preparer's email address (if available) jkerkhover@gmail.com Preparer's daytime phone 618-826-5021 Phone extension USA Country USA

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

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

To be completed by the Chief County Assessment Officer					
1	County	Township	Class	Cook-Minor	Code 1 Code 2
	079	41	R		
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	1295			
	Buildings				
	Total	1295			
3	Year prior to sale 2024				
4	Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
5	Comments				
Illinois Department of Revenue Use			Tab number M 276		



Declaration ID: 20250607910047

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01850

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
ALICE S ARMSTRONG	302 N. JAMES ST.	STEELEVILLE	IL	622880000	6185347798	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 306 N MAIN
 Street address of property (or 911 address, if available)
 ELLIS GROVE 62241-0000
 City or village ZIP
 T6S R7W
 Township

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

Primary PIN	Lot size or acreage	Acres	No
11-051-018-00	0.41	Unit	Split Parcel

4 Date of instrument: 6/20/2025
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract
 year contract initiated : _____
 b ☐ Sale between related individuals or corporate affiliates
 c ☐ Transfer of less than 100 percent interest
 d ☐ Court-ordered sale
 e ☐ Sale in lieu of foreclosure
 f ☐ Condemnation
 g ☐ Short sale
 h ☐ Bank REO (real estate owned)
 i ☐ Auction sale
 j ☐ Seller/buyer is a relocation company
 k ☐ Seller/buyer is a financial institution or government agency
 l ☐ Buyer is a real estate investment trust
 m ☐ Buyer is a pension fund
 n ☐ Buyer is an adjacent property owner
 o ☐ Buyer is exercising an option to purchase
 p ☐ Trade of property (simultaneous)
 q ☐ Sale-leaseback
 r ☐ Other (specify): _____
 s ☒ Homestead exemptions on most recent tax bill:
 1 General/Alternative 6,000.00
 2 Senior Citizens 715.00
 3 Senior Citizens Assessment Freeze 45.00

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20250607997242

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01858

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			80,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			80,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			160.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			80.00
20	County tax stamps — multiply Line 18 by 0.25.	20			40.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			120.00

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

LOTS 6, 7 AND 8 OF DANIEL NINGLER'S SUBDIVISION OF PART WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED OCTOBER 1, 1913, RECORDED JUNE 17, 1914 IN PLAT RECORD "F", PAGE 66 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS FOR HARD ROAD PURPOSES BY DEED DATED JANUARY 16, 1923, AND RECORDED FEBRUARY 9, 1923, IN BOOK 88, PAGE 78, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

AND

LOT 6 IN BLOCK 1 IN DANIEL NINGLER'S SUBDIVISION, KNOWN AS DANIEL NINGLER'S FIRST ADDITION TO THE VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, BEING PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED APRIL 17, 1913, AND RECORDED JANUARY 17, 1914, IN PLAT RECORD "F", PAGE 66 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS EXCEPT THEREFROM THAT PART HERETOFORE SOLD TO THE STATE OF ILLINOIS FOR ROADWAY PURPOSES. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS APPARENT AND OF RECORD.

13-17-152-045

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

DONNA J. SCHROEDER

Seller's or trustee's name

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

309 N MAIN ST

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1453

ZIP

618-826-2120

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

MASON R. WESTERMAN

Buyer's or trustee's name

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

306 N MAIN ST

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1454

ZIP

618-615-8978

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: 20250607997242
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01858

Mail tax bill to:

MASON R. WESTERMAN 306 N MAIN ST ELLIS GROVE IL 62241-1454
Name or company Street address City State ZIP

Preparer Information

SW - ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer						
1	079	43	R			
	County	Township	Class	Cook-Minor	Code 1	Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.					
	Land	4525				
	Buildings	18410				
	Total	22935				
Illinois Department of Revenue Use				Tab number M277		



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 502 S MAIN

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

16-013-003-00

0.34

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/24/2025

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 30,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607918402
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01861

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			30,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			30,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			60.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			30.00
20	County tax stamps — multiply Line 18 by 0.25.	20			15.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			45.00

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

THE LAND REFERRED TO HEREIN BELOW SITUATED IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS AND DESCRIBED AS FOLLOWS:

LOT 2 IN BLOCK 3 IN A.M. THOMPSON'S SECOND ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN IN PLAT BOOK "C" AT PAGE 67, RECORDED AUGUST 6, 1860 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

04-13-326-001

Step 4: Complete the requested information.

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

Seller Information

CHAMPAIGN INVESTMENT, LLC, AN ILLINOIS LIABILITY COMPANY

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
2315 VENICE CT	CHAMPAIGN	IL	61822-6403
Street address (after sale)	City	State	ZIP
217-840-7023	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

MARCY K RAINEY

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
502 S MAIN ST	COULTERVILLE	IL	62237-1531
Street address (after sale)	City	State	ZIP
618-924-3262	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:

MARCY K RAINEY	502 S MAIN ST	COULTERVILLE	IL	62237-1531
Name or company	Street address	City	State	ZIP



Declaration ID: 20250607918402
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01861

Preparer Information

Preparer and company name
ARBEITER LAW OFFICES
1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

CHESTER

City

IL

State

62233-1657

ZIP

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")
Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 31 R
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land

Buildings

Total

2950
10265
13215

3 Year prior to sale 2024

4 Does the sale involve a mobile home assessed as real estate? Yes No ☒

5 Comments

Illinois Department of Revenue Use

Tab number

m278



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 911 N MARKET

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

19-109-013-00

0.20

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 6/20/2025
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): _____

RECORDED
06/30/2025 02:48 PM Pages: 2

2025R01865

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	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: _____

<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 : 2021
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): _____
- s ☐ Homestead exemptions on most recent tax bill:
- | | |
|-------------------------------------|------|
| 1 General/Alternative | 0.00 |
| 2 Senior Citizens | 0.00 |
| 3 Senior Citizens Assessment Freeze | 0.00 |

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	59,900.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507971943
Status: Assessor Review
Document No.: 2025R01865
Recording Date: 6/30/2025

State/County Stamp: 0-763-746-416

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
609 STATE ST	CHESTER	IL	62233-1635
Street address	City	State	ZIP
kandklaw@frontier.com	618-826-4561	USA	
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")
____ Extended legal description ____ Form PTAX-203-A
____ Itemized list of personal property ____ Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 32 R
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land	<u>3755</u>
Buildings	<u>19835</u>
Total	<u>23590</u>

3 Year prior to sale 2024

4 Does the sale involve a mobile home assessed as real estate? ____ Yes ☒ No

5 Comments

Illinois Department of Revenue Use

Tab number

M279