



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 6501 BOTTOM

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

SPARTA 62286-0000  
City or village ZIP

T6S R6W

Township

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

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

07-002-001-00	.98	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"):

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	10,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20250507989889  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01871

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			10,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			10,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			20.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			10.00
20	County tax stamps — multiply Line 18 by 0.25.	20			5.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			15.00

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

NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF RANDOLPH, STATE OF ILLINOIS.

DETAILED DESCRIPTION ORIGINAL HOME PLACE: BEGINNING AT AN IRON PIN MONUMENT WITH AN ALUMINUM CAP MONUMENTING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 6 WEST; THENCE WEST ALONG THE MONUMENTED NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE LAST AFORESAID SECTION 2, A DISTANCE OF 198.00 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP; THENCE SOUTH ALONG A LINE BEING PARALLEL WITH THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE LAST AFORESAID SECTION 2 WITH A DEFLECTION ANGLE OF 90°02'11", A DISTANCE OF 214.50 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP; THENCE EAST ALONG A LINE BEING PARALLEL WITH THE MONUMENTED NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE LAST AFORESAID SECTION 2 WITH A DEFLECTION ANGLE OF 89°57'49", A DISTANCE OF 198.00 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP IN THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE LAST AFORESAID SECTION 2; THENCE NORTH ALONG THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE LAST AFORESAID SECTION 2 WITH A DEFLECTION ANGLE OF 90°02'11", A DISTANCE OF 214.50 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTAINING 0.975 ACRE MORE OR LESS, BEING SUBJECT TO THE RIGHT-OF-WAY OF A PUBLIC ROAD BEING IDENTIFIED AS BLAIR ROAD OVER AND ACROSS THE NORTH SIDE OF THE FOREGOING DESCRIBED TRACT OR PARCEL OF LAND AND BEING SUBJECT TO THE RIGHT-OF-WAY OF A PUBLIC ROAD BEING IDENTIFIED AS BOTTOM ROAD OVER AND ACROSS THE EAST SIDE OF THE FOREGOING DESCRIBED TRACT OR PARCEL OF LAND.

ALSO,

14-02-200-004

GENERAL DESCRIPTION PARCEL B2: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF RANDOLPH, STATE OF ILLINOIS.

DETAILED DESCRIPTION PARCEL B2: BEGINNING AT AN IRON PIN MONUMENT WITH AN ALUMINUM CAP MONUMENTING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 6 WEST; THENCE SOUTH ALONG THE MONUMENTED WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 1, A DISTANCE OF 1339.26 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP MONUMENTING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 1; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 1 WITH A DEFLECTION ANGLE OF 90°03'27", A DISTANCE OF 335.00 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP; THENCE NORTH ALONG A LINE WITH A DEFLECTION ANGLE OF 89°56'22", A DISTANCE OF 267.65 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP; THENCE NORTHWEST ALONG A LINE WITH A DEFLECTION ANGLE OF 23°30'04" TO THE LEFT, A DISTANCE OF 137.93 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP; THENCE NORTH ALONG A LINE WITH A DEFLECTION ANGLE OF 23°30'04" TO THE RIGHT, A DISTANCE OF 944.61 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP IN THE MONUMENTED NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE LAST AFORESAID SECTION 1; THENCE WEST ALONG THE AFORESAID SECTION 1 WITH A DEFLECTION ANGLE OF 89°57'49", A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTAINING 9.025 ACRES MORE OR LESS, BEING SUBJECT TO THE RIGHT-OF-WAY OF A PUBLIC ROAD BEING IDENTIFIED AS BLAIR ROAD OVER AND ACROSS THE NORTH SIDE OF THE FOREGOING DESCRIBED TRACT OR PARCEL OF LAND AND BEING SUBJECT TO THE RIGHT-OF-WAY OF A PUBLIC ROAD BEING IDENTIFIED AS BOTTOM ROAD OVER AND ACROSS THE WEST SIDE OF FOREGOING DESCRIBED TRACT OR PARCEL OF LAND.

**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





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their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

### Seller Information

THOMAS D. BOCKHORN

Seller's or trustee's name

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

6501 BOTTOM RD

Street address (after sale)

SPARTA

City

IL

State

62286-3855

ZIP

618-443-7029

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

MATTHEW BOCKHORN

Buyer's or trustee's name

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

6501 BOTTOM RD

Street address (after sale)

SPARTA

City

IL

State

62286-3855

ZIP

618-443-7809

Buyer's daytime phone

Phone extension

USA

Country

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

### Mail tax bill to:

MATTHEW BOCKHORN

Name or company

6501 BOTTOM RD

Street address

SPARTA

City

IL

State

62286-3855

ZIP

USA

Country

### Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

600 STATE ST

Street address

CHESTER

City

IL

State

62233-1634

ZIP

jasoncoffey191@gmail.com

Preparer's email address (if available)

618-826-5021

Preparer's daytime phone

Phone extension

USA

Country

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

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

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

1 079 42 F  
County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

3 Year prior to sale 2024

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

5 Comments

3740  
8425  
8965





Declaration ID: 20250507989889

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Documnet No.: Not Recorded

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2025R01871

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
SHERRY A. BOCKHORN	6501 BOTTOM ROAD	SPARTA	IL	622860000	6184437029	USA

### Additional Buyers Information







## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 200 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. 1

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

19-128-004-00

6.28

Acres

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."): ☒ 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 11 142,500.00  
12a Amount of personal property included in the purchase 12a 0.00



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12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		142,500.00	
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00	
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00	
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17		142,500.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		285.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		142.50	
20	County tax stamps — multiply Line 18 by 0.25.	20		71.25	
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		213.75	

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

A PART OF THE NORTHEAST QUARTER (NE 1/4) 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: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 686.49 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°27'30", A DISTANCE OF 469.41 FEET TO A POINT; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 88°23'30", A DISTANCE OF 677.09 FEET TO A POINT; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°10'30" ALONG THE WEST LINE OF THE SAID QUARTER QUARTER SECTION, A DISTANCE OF 483.32 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO ROY G. GLASSCOCK AND HELEN M. GLASSCOCK BY WARRANTY DEED DATED JULY 28, 1969, AND RECORDED AUGUST 21, 1969, IN BOOK 226 AT PAGE 340, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN AND A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID QUARTER QUARTER SECTION, A DISTANCE OF 550.36 FEET TO A POINT; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°27'30", A DISTANCE OF 25.52 FEET TO A POINT IN THE SOUTHERLY LINE OF AN EASEMENT FOR PUBLIC ROAD PURPOSES FOR 4TH STREET AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°30'30" ALONG THE SOUTHERLY LINE OF ROADWAY EASEMENT, A DISTANCE OF 136.13 FEET TO A POINT; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°30'30", A DISTANCE OF 320.0 FEET TO A POINT; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89°29'30", A DISTANCE OF 136.13 FEET TO A POINT; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°30'30", A DISTANCE OF 320.0 FEET TO THE POINT OF BEGINNING, EXCEPT ONE-HALF OF THE OIL RIGHTS AND ALL COAL RIGHTS, 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 EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES OR A SURVEY THEREOF.

10-07-126-013

**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**

CYNTHIA KATZ, CO-TRUSTEE

Seller's or trustee's name

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

577 BUNNYVILLE DR  
Street address (after sale)

CLAY CITY  
City

IL  
State

62824-2360  
ZIP

217-690-2310  
Seller's daytime phone

Phone extension

USA  
Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it



Declaration ID: 20250607915585  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01886

☒ is true, correct, and complete.

### Buyer Information

SHANTEL ROBERTS

Buyer's or trustee's name

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

200 E 4TH ST

Street address (after sale)

SPARTA

City

IL

State

62286-1801

ZIP

618-443-8290

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:

SHANTEL ROBERTS

Name or company

200 E 4TH ST

Street address

SPARTA

City

IL

State

62286-1801

ZIP

USA

Country

### Preparer Information

CLAY FINLEY - FINLEY LAW FIRM, PLLC

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

221 S MARKET ST

Street address

SPARTA

City

IL

State

62286-1628

ZIP

staff@finleylaw.net

Preparer's email address (if available)

618-443-1947

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

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

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

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

Land 6050  
Buildings 32145  
Total 38195

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



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2025R01886

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
CHRISTINE SCHUETTE, CO-TRUSTEE						USA

### Additional Buyers Information





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 CRAWFORD STREET

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

TILDEN 62292-0000  
 City or village ZIP

T4S R5W  
 Township

2 Enter the total number of parcels to be transferred. 5

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

16-046-001-00	0.25	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/1/2025  
 Date

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

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

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

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

Current Intended

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

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







Declaration ID: 20250607922203

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01913

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

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

LOT 10 OF BLOCK 4 OF THE ORIGINAL TOWN, NOW VILLAGE OF TILDEN, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "C" AT PAGE 84 OF THE RANDOLPH COUNTY RECORDS EXCEPT THE SOUTH 45 FEET THEREOF.

THE SOUTH 45 FEET OF LOT 10 IN BLOCK 4 OF THE ORIGINAL TOWN OF TILDEN AND PART OF VACATED CRAWFORD STREET IN THE VILLAGE OF TILDEN, RANDOLPH COUNTY, ILLINOIS.

LOT 1 LYING SOUTH OF RAILROAD STREET EAST OF CRAWFORD STREET AND NORTH OF BUTLER STREET IN THE ORIGINAL TOWN, NOW THE VILLAGE OF TILDEN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED APRIL 8, 1871 AND RECORDED MAY 8, 1871 IN PLAT RECORD "C" AT PAGE 84 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

LOTS 7 AND 8 AND 12 FEET OF EVEN WIDTH OFF THE WEST SIDE OF LOT 9, ALL IN BLOCK 4 OF THE ORIGINAL TOWN, NOW VILLAGE OF TILDEN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED MAY 8, 1871 IN PLAT BOOK "C" AT PAGE 84 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

TWENTY-FIVE FEET OFF THE EAST SIDE OF LOT 9 IN BLOCK 4, ORIGINAL TOWN OF TILDEN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED MAY 8, 1871 IN PLAT BOOK "C" AT PAGE 84 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

ALSO ALL THAT PORTION OF CRAWFORD STREET AS SHOWN IN BOOK 828, PAGE 300 AS ORDINANCE NO. 2006-02 (AN ORDINANCE VACATING A PORTION OF CRAWFORD STREET IN THE VILLAGE OF TILDEN, RANDOLPH COUNTY, ILLINOIS) AND RECORDED ON MAY 22, 2006 IN THE RANDOLPH COUNTY, ILLINOIS LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF CRAWFORD STREET, BORDERED ON THE NORTH BY SOUTH RAILROAD STREET; ON THE SOUTH BY BUTLER STREET; WHICH IS ALSO KNOWN AS ILLINOIS STATE ROUTE 13; ON THE EAST BY LOT 1, LYING SOUTH OF SOUTH RAILROAD STREET, EAST OF CRAWFORD STREET AND NORTH OF BUTLER STREET IN THE ORIGINAL TOWN, NOW VILLAGE OF TILDEN, AND ON THE WEST BY LOT 10 OF BLOCK 4 OF THE ORIGINAL TOWN, NOW VILLAGE OF TILDEN.

04-05-304-006; 04-05-304-007; 04-05-304-009; 04-05-304-008; 04-05-305-001

**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**

SURREY LANE, INC.

Seller's or trustee's name

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

216 POWELL RD  
Street address (after sale)RED BUD  
CityIL  
State62278-2402  
ZIP618-830-6203  
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**

EUGENE LITTEKEN





Declaration ID: 20250607922203  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01913

Buyer's or trustee's name

1103 WALNUT DR

Street address (after sale)

580-220-7034

Buyer's daytime phone

Phone extension

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

ARDMORE

City

OK

State

73401-2354

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:**

EUGENE LITTEKEN

Name or company

1103 WALNUT DR

Street address

ARDMORE

City

OK

State

73401-2354

ZIP

USA

Country

**Preparer Information**

DAVID H. . FRIESS - FRIESS LAW FIRM

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

139 S MAIN ST

Street address

RED BUD

City

IL

State

62278-1104

ZIP

attorney.friess@gmail.com

Preparer's email address (if available)

618-282-2444

Preparer's daytime phone

Phone extension

USA

Country

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

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

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

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

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

Land 5425  
Buildings 15325  
Total 20750

3 Year prior to sale 2024

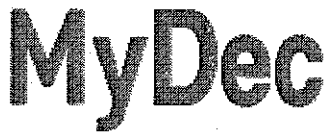
4 Does the sale involve a mobile home assessed as real estate? \_\_\_\_ Yes ☒ No

5 Comments

Illinois Department of Revenue Use

Tab number





Declaration ID: 20250607922203

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01913

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
16-046-002-00	0.00	Acres	No
16-046-003-00	0.00	Acres	No
16-045-015-00	0.25	Acres	No
16-047-001-00	0.00	Acres	No

### Personal Property Table





Declaration ID: 20250707925943  
Status: Closing Completed  
Document No.: Not Recorded

17

State/County Stamp: Not Issued  
Decid: 8187388  
Tx: 4170653



RECORDED  
07/09/2025 08:50 AM Pages: 2



# PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 422 W HOLMES 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

18-067-004-00	0.16	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/8/2025  
Date

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

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

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

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

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

2025R01927  
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	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:

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







Declaration ID: 20250707925943  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01927

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

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

LOT 6 IN SUBDIVISION OF BLOCKS 39 AND 49 OF SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT THEREOF RECORDED IN PLAT BOOK "B" AT PAGE 23 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

17-13-407-020

**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**

LARRY E. MITCHELL

Seller's or trustee's name

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

1616 HIGH ST

Street address (after sale)

CHESTER

City

IL

State

62233-1036

ZIP

618-615-2840

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**

BUILD-A-BROTHERS CONSTULTING, INC.

Buyer's or trustee's name

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

1525 GRAYSON HWY APT 1313

Street address (after sale)

GRAYSON

City

GA

State

30017-1917

ZIP

412-742-8276

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:**

BUILD-A-BROTHERS  
CONSTULTING, INC.

1525 GRAYSON HWY APT 1313

Street address

GRAYSON

City

GA

State

30017-1917

ZIP

USA

Country

**Preparer Information**





Declaration ID: 20250707925943  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01927

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

609 STATE ST

CHESTER

IL

62233-1635

Street address

City

State

ZIP

kandklaw@frontier.com

618-826-4561

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land

Buildings

Total

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	20.00
COUNTY STAMP FEE	10.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>110.00</b>

## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 422 W HOLMES 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

18-067-004-00

0.16

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 7/8/2025  
 Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration

11 20,000.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250707923151  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01928

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			20,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			20,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			40.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			20.00
20	County tax stamps — multiply Line 18 by 0.25.	20			10.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			30.00

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

LOT 6 IN SUBDIVISION OF BLOCKS 39 AND 49 OF SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT THEREOF RECORDED IN PLAT BOOK "B" AT PAGE 23 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

17-13-407-020

**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**

BUILD-A-BROTHERS CONSULTING, INC.

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
1525 GRAYSON HWY APT 1313 GRAYSON GA 30017-1917  
Street address (after sale) City State ZIP  
412-742-8276 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**

ISAAC VELASQUEZ

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
422 W HOLMES ST CHESTER IL 62233-1330  
Street address (after sale) City State ZIP  
618-826-4561 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:**

ISAAC VELASQUEZ 422 W HOLMES ST CHESTER IL 62233-1330  
Name or company Street address City State ZIP

**Preparer Information**

USA  
Country







Declaration ID: 20250707923151  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01928

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

609 STATE ST

Street address

kandklaw@frontier.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

618-826-4561

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62233-1635

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 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 2885  
Buildings 9270  
Total 12155

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 6520 MEADOW LAKES

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

STEELEVILLE

62288-0000

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

02-055-012-00

0.82

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 7/3/2025  
Date

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

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

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

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

Current Intended

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

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
<b>Total:</b>	<b>95.00</b>

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract  
year contract initiated: \_\_\_\_\_  
b ☐ Sale between related individuals or corporate affiliates  
c ☐ Transfer of less than 100 percent interest  
d ☐ Court-ordered sale  
e ☐ Sale in lieu of foreclosure  
f ☐ Condemnation  
g ☐ Short sale  
h ☐ Bank REO (real estate owned)  
i ☐ Auction sale  
j ☐ Seller/buyer is a relocation company  
k ☐ Seller/buyer is a financial institution or government agency  
l ☐ Buyer is a real estate investment trust  
m ☐ Buyer is a pension fund  
n ☐ Buyer is an adjacent property owner  
o ☐ Buyer is exercising an option to purchase  
p ☐ Trade of property (simultaneous)  
q ☐ Sale-leaseback  
r ☐ Other (specify): \_\_\_\_\_  
s ☐ Homestead exemptions on most recent tax bill:  
1 General/Alternative 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: 20250607907722  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01931

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

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

PARCEL 1:

LOT 12 IN MEADOW LAKES ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, ACCORDING TO THE PLACE THEREOF RECORDED JULY 27, 1972, IN PLAT BOOK "I", PAGE 81 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, EXCEPTING THREE-FOURTHS OF THE 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 MINERALS ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID ESTATE.

PARCEL NO. 02-055-012-00

GRANTOR RETAINS FOR HIS LIFETIME ONLY, AN EASEMENT THIRTY FEET (30') IN WIDTH FOR INGRESS AND EGRESS OVER THE PRESENTLY EXISTING DRIVEWAY LOCATED ON THE SOUTH SIDE OF THE ABOVE-DESCRIBED REAL ESTATE.

PARCEL 2:

LOT 2 OF MEADOW LAKES ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1972 IN PLAT BOOK "I", PAGE 81, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, EXCEPTING THREE-FOURTHS OF THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING.

PIN: 02-055-002-00

PROPERTY ADDRESS: MEADOW LAKES DR., STEELEVILLE, IL 62288

10-31-351-011; 10-31-353-002

**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**

THOMAS KORANDO

Seller's or trustee's name

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

6514 MEADOW LAKES DR  
Street address (after sale)

STEELEVILLE  
City

IL  
State

62288-2458  
ZIP

618-826-5021

Seller's daytime phone

Phone extension

USA  
Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it





Declaration ID: 20250607907722  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01931

☒ is true, correct, and complete.

### Buyer Information

JOSEPH T JOHNSON

Buyer's or trustee's name

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

6545 MEADOW LAKES DR  
Street address (after sale)

STEELEVILLE  
City

IL  
State

62288-2458  
ZIP

618-449-1058

Buyer's daytime phone

Phone extension

USA  
Country

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

### Mail tax bill to:

JOSEPH T JOHNSON  
Name or company

6545 MEADOW LAKES DR  
Street address

STEELEVILLE  
City

IL  
State

62288-2458  
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 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 3480  
Buildings  
Total 3480

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





# MyDec

**Declaration ID:** 20250607907722  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

2025R 01931

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Declaration ID: 20250607907722

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01931

### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
AUTUMN JOHNSON	6545 MEADOW LAKES DR	STEELEVILLE	IL	622880000	6184491839	USA





Declaration ID: 20250607902474  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp:



DocID: 8187397

Tx: 4170657

RECORDED

07/09/2025 10:04 AM Pages: 3

2025R01932

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	224.00
COUNTY STAMP FEE	112.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	416.00



PTAX-203

Illinois Real Estate  
Transfer Declaration

Step 1: Identify the property and sale information.

1 14 COLE 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

13-141-411-00

0.36

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

7/1/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest

☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): \_\_\_\_\_

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): \_\_\_\_\_

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

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

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract  
year contract initiated: \_\_\_\_\_

b ☐ Sale between related individuals or corporate affiliates

c ☐ Transfer of less than 100 percent interest

d ☐ Court-ordered sale

e ☐ Sale in lieu of foreclosure

f ☐ Condemnation

g ☐ Short sale

h ☐ Bank REO (real estate owned)

i ☐ Auction sale

j ☐ Seller/buyer is a relocation company

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

l ☐ Buyer is a real estate investment trust

m ☐ Buyer is a pension fund

n ☐ Buyer is an adjacent property owner

o ☐ Buyer is exercising an option to purchase

p ☐ Trade of property (simultaneous)

q ☐ Sale-leaseback

r ☐ Other (specify): \_\_\_\_\_

s ☐ Homestead exemptions on most recent tax bill:

1 General/Alternative 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

11 223,600.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250607902474  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01932

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	223,600.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b k m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	223,600.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	448.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	224.00
20	County tax stamps — multiply Line 18 by 0.25.	20	112.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	336.00

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

LOT NO. 523 IN COUNTRY CLUB ESTATES VII, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED SEPTEMBER 7, 1995 IN PLAT CABINET 6, JACKET 63 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, ALL WITHIN THE CITY OF RED BUD, COUNTY OF RANDOLPH AND STATE OF ILLINOIS.

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

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.

01-08-256-006

**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**

JARROD AND KATHERINE OSTLUND

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
800 COUNTRY CLUB DR	RED BUD	IL	62278-1469
Street address (after sale)	City	State	ZIP
618-201-7423	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**

BLACOL ENTERPRISE, LLC

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
1056 WHITE OAK DR	RED BUD	IL	62278-2932
Street address (after sale)	City	State	ZIP
618-304-6961	USA		
Buyer's daytime phone	Country		

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

Mail tax bill to:







Declaration ID: 20250607902474  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 01932

BLACOL ENTERPRISE, LLC      1056 WHITE OAK DR      RED BUD      IL      62278-2932  
Name or company      Street address      City      State      ZIP

### Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6819

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      17255  
Buildings      60800  
Total      78055

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



# MyDec

**Declaration ID:** 20250607902474  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

2025 B01932

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Declaration ID: 20250607998361  
Status: Closing Completed  
Document No.: Not Recorded

13

State/County Stamp:



DocId:8187401

Tx:4170659

RECORDED

07/09/2025 10:20 AM Pages: 3

2025R01934

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	187.00
COUNTY STAMP FEE	93.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	360.50



PTAX-203

Illinois Real Estate  
Transfer Declaration

Step 1: Identify the property and sale information.

1 105 BRIAN ST

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

ELLIS GROVE

62241-0000

City or village

ZIP

T6S R7W

Township

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

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

11-055-016-00

.54

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

7/3/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest

☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): \_\_\_\_\_

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): \_\_\_\_\_

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract  
year contract initiated: \_\_\_\_\_
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): \_\_\_\_\_
- s ☒ Homestead exemptions on most recent tax bill:
- |                                     |           |
|-------------------------------------|-----------|
| 1 General/Alternative               | 13,500.00 |
| 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

11 187,000.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250607998361  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 01934

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		187,000.00
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		187,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		374.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		187.00
20 County tax stamps — multiply Line 18 by 0.25.	20		93.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		280.50

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

LOT 7 OF JULIE ACRES, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT FILED OCTOBER 17, 1983, IN PLAT CABINET 5, JACKET 95 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS. SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

13-08-300-016

**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**

ROBERT ALLEN, KAREN F. MATHEWS AND DONALD R. ALLEN

Seller's or trustee's name

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

105 BRIAN ST

ELLIS GROVE

IL

62241-1537

Street address (after sale)

City

State

ZIP

618-580-0376

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**

ANGIE M. DAVIS

Buyer's or trustee's name

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

105 BRIAN ST

ELLIS GROVE

IL

62241-1537

Street address (after sale)

City

State

ZIP

618-615-2532

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:**

ANGIE M. DAVIS

Name or company

105 BRIAN ST

Street address

ELLIS GROVE

City

IL

State

62241-1537

ZIP







Declaration ID: 20250607998361  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 01934

### Preparer Information

USA  
Country

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6812

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

RED BUD

IL

62278-1525

Street address

City

State

ZIP

cooperlieferlaw@gmail.com

618-282-3866

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

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

1 079 43 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 4445  
Buildings 26285  
Total 30730

Illinois Department of Revenue Use

Tab number





Declaration ID: 20250607998361

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025B01934

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
KAREN F. MATHEWS	105 BRIAN ST.	ELLIS GROVE	IL	622410000		USA

Additional Buyers Information





Declaration ID: 20250707927060  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: DocId:8187409  
Not Issued  
Tx:4170664

RECORDED  
07/09/2025 11:57 AM Pages: 2



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 110 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. 1

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

13-141-323-00

140 x 173 irr

Dimensions

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

2025R01938

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	155.00
COUNTY STAMP FEE	77.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 312.50

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               | 6,000.00 |
| 2 Senior Citizens                   | 0.00     |
| 3 Senior Citizens Assessment Freeze | 0.00     |

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

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

11 Full actual consideration

11 155,000.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250707927060

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01938

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			155,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			155,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			310.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			155.00
20	County tax stamps — multiply Line 18 by 0.25.	20			77.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			232.50

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

LOT 34 IN COUNTRY CLUB ESTATES II, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY A PLAT RECORDED AUGUST 22, 1977 IN PLAT CABINET 5 JACKET 39, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY AND STATE OF ILLINOIS.  
SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED AUGUST 22, 1977 IN BOOK 252, PAGES 533-537 IN THE RECORDER'S OFFICE, OF RANDOLPH COUNTY, ILLINOIS.  
SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING SET-BACK LINES AND RETRICTIONS OF RECORD.

PERMANENT PARCEL NO. 01-05-377-010

ADDRESS: 110 COUNTRY CLUB DRIVE, RED BUD IL 62278

01-05-377-010

**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**

ERNEST R BRACKNELL

Seller's or trustee's name

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

110 COUNTRY CLUB DR

Street address (after sale)

RED BUD

City

IL

State

62278-1410

ZIP

618-708-2978

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

JOSEPH RUDER

Buyer's or trustee's name

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

735 S BELT W

Street address (after sale)

BELLEVILLE

City

IL

State

62220-2477

ZIP

618-531-2349

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: 20250707927060  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01938

JOSEPH RUDER AND JUDY HINKLE 735 S BELT W BELLEVILLE IL 62220-2477  
Name or company Street address City State ZIP

### Preparer Information

BRENDA GOINS - ALPINE TITLE INC. USA 110 country club lane  
Preparer and company name Country  
955 LINCOLN HWY STE 101 FAIRVIEW HEIGHTS IL 62208-2239  
Street address City State ZIP  
brenda@alptitle.com 618-800-2963 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	18625			
	Buildings	34015			
	Total	52640			
Illinois Department of Revenue Use			Tab number		





Declaration ID: 20250707927060

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R 01938

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
DONNA S BRACKNELL	110 COUNTRY CLUB LANE	RED BUD	IL	622780000	6187082978	USA

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JUDY HINKLE	735 SOUTH BELT WEST	BELLEVILLE	IL	622200000	6185312349	USA





# PTAX-203

## Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.  
For electronic filing information, visit the MyDec Helpful Resource page.

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

1 110 Country Club Lane

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

Red Bud 62278

City or village ZIP

T4S R8W

Township

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

3 Enter the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a 13-141-323-00	140X173 IRREG
b	
c	
d	

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

4 Date of instrument: JUNE / 2025  
Month Year

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.  
(Mark **only one item per column** with an "X.")

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

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

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: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Mark with an "X.")

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

10 Identify only the items that apply to this sale. (Mark with an "X.")

a ☐ Fulfillment of installment contract —  
year contract initiated : \_\_\_\_\_  
b ☒ Sale between related individuals or corporate affiliates  
c ☐ Transfer of less than 100 percent interest  
d ☐ Court-ordered sale  
e ☐ Sale in lieu of foreclosure  
f ☐ Condemnation  
g ☐ Short sale  
h ☐ Bank REO (real estate owned)  
i ☐ Auction sale  
j ☐ Seller/buyer is a relocation company  
k ☐ Seller/buyer is a financial institution or government agency  
l ☐ Buyer is a real estate investment trust  
m ☐ Buyer is a pension fund  
n ☐ 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 \$ 6000.00  
2 Senior Citizens \$ 0.00  
3 Senior Citizens Assessment Freeze \$ 0.00

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

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

11 Full actual consideration	11 \$ 155,000.00
12a Amount of personal property included in the purchase	12a \$ 0.00
12b Was the value of a mobile home included on Line 12a?	12b <input type="checkbox"/> Yes <input type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ 155,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14 \$ 0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15 \$ 155,000.00
16 If this transfer is exempt, use an "X" to identify the provision.	16 <input type="checkbox"/> b <input type="checkbox"/> k
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ 155,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 310.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ 155.00
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ 78.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ 233.00



**Step 3: Enter the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to enter additional property index numbers, lots sizes or acreage from Step 1, Line 3.

LOT 34 IN COUNTRY CLUB ESTATES II, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY A PLAT RECORDED AUGUST 22, 1977 IN PLAT CABINET 5 JACKET 39, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY AND STATE OF ILLIONOIS.

SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED AUGUST 22, 1977 IN BOOK 252, PAGES 533-537 IN THE RECORDER'S OFFICE, OF RANDOLPH COUNTY, ILLINOIS.

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

Permanent Parcel No. 01-05-377-010

Address: 110 Country Club Drive, Red Bud IL 62278

2025 R 01938

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

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

**Seller Information (Please print.)**

Ernest R. Bracknell and Donna S. Bracknell

Seller's or trustee's name

110 Country Club Lane

Street address (after sale)

Seller's or agent's signature

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

Red Bud

IL

62278

City

State

ZIP

(618) 708-2978

Seller's daytime phone

**Buyer Information (Please print.)**

Joseph Ruder and Judy Hinkle

Buyer's or trustee's name

735 South Belt West

Street address (after sale)

Buyer's or agent's signature

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

Belleville

IL

62220

City

State

ZIP

(618) 531-2349

Buyer's daytime phone

**Mail tax bill to:**

Joe Ruder and Judy Hinkle

735 S. Belt West

Name or company

Street address

Belleville

IL

62220

City

State

ZIP

**Preparer Information (Please print.)**

Alpine Title Inc.

Preparer's and company's name

955 Lincoln Highway, Suite 101

Street address

Preparer's signature

closing@alptitle.com

Preparer's e-mail address (if available)

TS1106

Preparer's file number (if applicable)

Fairview Heights

IL

62208

City

State

ZIP

(618) 800-2963

Preparer's daytime phone

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

☐ Extended legal description

☐ Form PTAX-203-A

☐ Itemized list of personal property

☐ Form PTAX-203-B

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

1 079 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 18,625  
Buildings 34,815  
Total 52,640

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number







Declaration ID: 20250607998201  
Status: Closing Completed  
Document No.: Not Recorded

10

State/County Stamp



DocId:8187459

Tx:4170711

RECORDED

07/11/2025 09:30 AM Pages: 3



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 306 EDNA LN

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-132-016-00

.23

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 7/9/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a      Land/lot only

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

c      Mobile home residence

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

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

f      Office

g      Retail establishment

h      Commercial building (specify):

i      Industrial building

j      Farm

k      Other (specify):

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

11 186,900.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250607998201  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RD1953

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			186,900.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			186,900.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			374.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			187.00
20	County tax stamps — multiply Line 18 by 0.25.	20			93.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			280.50

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

THE EAST 52 FEET OF LOT 52 AND THE WEST 27 FEET OF LOT 51, PETER SCHRUMPF'S GREEN ACRES SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED MARCH 13, 1957 IN PLAT BOOK "G", PAGE 91 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS;

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

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.

10-07-152-010

**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**

THOMAS A. MATHIS

Seller's or trustee's name

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

17204 BLUFF RD

Street address (after sale)

LEMONT

City

IL

State

60439-9503

ZIP

618-534-6678

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 N. AND ALEXANDRIA N. EVINGER

Buyer's or trustee's name

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

306 EDNA LN

Street address (after sale)

SPARTA

City

IL

State

62286-1918

ZIP

618-641-7355

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: 20250607998201  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01953

Mail tax bill to:

BRIAN N. AND ALEXANDRIA N. 306 EDNA LN SPARTA IL 62286-1918  
Name of company Street address City State ZIP

USA  
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES F-6792  
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 2960  
Buildings 43730  
Total 46690

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

Illinois Department of Revenue Use

Tab number





**Declaration ID:** 20250607998201  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

2025R01953

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## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 7160 BLUFF RD  
Street address of property (or 911 address, if available)  
PRAIRIE DU ROCHER 62277-0000  
City or village ZIP  
T5S R9W  
Township

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

15-053-039-00	0.55	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/8/2025  
Date

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

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

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

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

Current	Intended	
<input type="checkbox"/>	<input type="checkbox"/>	Land/lot only
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residence (single-family, condominium, townhome, or duplex)
<input type="checkbox"/>	<input type="checkbox"/>	Mobile home residence
<input type="checkbox"/>	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
<input type="checkbox"/>	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
<input type="checkbox"/>	<input type="checkbox"/>	Office
<input type="checkbox"/>	<input type="checkbox"/>	Retail establishment
<input type="checkbox"/>	<input type="checkbox"/>	Commercial building (specify): _____
<input type="checkbox"/>	<input type="checkbox"/>	Industrial building
<input type="checkbox"/>	<input type="checkbox"/>	Farm
<input type="checkbox"/>	<input type="checkbox"/>	Other (specify): _____

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

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	<input type="checkbox"/> Fulfillment of installment contract year contract initiated : _____
b	<input type="checkbox"/> Sale between related individuals or corporate affiliates
c	<input type="checkbox"/> Transfer of less than 100 percent interest
d	<input type="checkbox"/> Court-ordered sale
e	<input type="checkbox"/> Sale in lieu of foreclosure
f	<input type="checkbox"/> Condemnation
g	<input type="checkbox"/> Short sale
h	<input type="checkbox"/> Bank REO (real estate owned)
i	<input type="checkbox"/> Auction sale
j	<input type="checkbox"/> Seller/buyer is a relocation company
k	<input type="checkbox"/> Seller/buyer is a financial institution or government agency
l	<input type="checkbox"/> Buyer is a real estate investment trust
m	<input type="checkbox"/> Buyer is a pension fund
n	<input type="checkbox"/> Buyer is an adjacent property owner
o	<input type="checkbox"/> Buyer is exercising an option to purchase
p	<input type="checkbox"/> Trade of property (simultaneous)
q	<input type="checkbox"/> Sale-leaseback
r	<input type="checkbox"/> Other (specify): _____
s	<input checked="" type="checkbox"/> 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	145,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20250407969554  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01955

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	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.

A PART OF SURVEY 15, CLAIM 587, TOWNSHIP 5 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE MOST NORTHERLY CORNER OF SURVEY 15, CLAIM 587, TOWNSHIP 5 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID SURVEY 15, 242.91 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHEASTERLY ON THE LAST DESCRIBED COURSE ALONG SAID NORTHEASTERLY LINE OF SURVEY 15, 138.31 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 90° 00' ALONG THE SOUTHEASTERLY LINE OF SURVEY 15, 168.44 FEET TO THE CENTER OF COUNTY HIGHWAY 7; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID COUNTY HIGHWAY 7 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,729.65 FEET AN ARC DISTANCE OF 157.49 FEET; THENCE NORTHEASTERLY 155.79 FEET TO THE POINT OF BEGINNING;  
SUBJECT TO AN EXISTING PUBLIC ROAD OVER THE SOUTHWESTERLY PORTION THEREOF.  
SUBJECT TO GRANT OF PERMANENT EASEMENT BY AND BETWEEN BILLY GENE HANGER AND EARLEEN M. HANGER, "GRANTORS" AND TERRY R. ROMAY, "GRANTEE", AS SHOWN IN DOCUMENT NO. 2020R04769.  
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.

06-27-200-007

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

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

**Seller Information**

BILLY DEAN HANGER AND EARLEEN M. HANGER, BY DEAN W. HANGER, POA

Seller's or trustee's name

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

626 SCHEVE CT  
Street address (after sale)

RED BUD  
City

IL  
State

62278-2023  
ZIP

618-826-2515  
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**

CARL L. SMITH, JR.

Buyer's or trustee's name

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

7160 BLUFF RD  
Street address (after sale)

PRAIRIE DU ROCHER  
City

IL  
State

62277-2610  
ZIP

618-447-5085  
Buyer's daytime phone Phone extension

USA  
Country





Declaration ID: 20250407969554  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RD1955

☒ Under penalties of perjury, I 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:

CARL L. SMITH, JR. 7160 BLUFF RD PRAIRIE DU ROCHER IL 62277-2610  
Name or company Street address City State ZIP

USA  
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6764

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

☒ Under penalties of perjury, I 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.

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

Land 880  
Buildings 42540  
Total 43420

Illinois Department of Revenue Use

Tab number





**Declaration ID:** 20250407969554  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

2025R01955

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Declaration ID: 20250607997674  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Recorded



DocId:8187471

RECORDED

07/11/2025 10:34 AM Pages: 2

2025R01957

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	308.00
COUNTY STAMP FEE	154.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	542.00



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 11418 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. 1

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

02-030-001-00

5.0

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 6/30/2025  
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 5,000.00  
3 Senior Citizens Assessment Freeze 3,345.00

#### 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

11 308,000.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250607997674  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01957

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	308,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	308,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	616.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	308.00
20	County tax stamps — multiply Line 18 by 0.25.	20	154.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	462.00

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

THE EAST ONE-HALF OF THE FOLLOWING TRACT: THE EAST PART OF THE NORTH PART OF LOT 2 IN THE NORTHWEST PART OF SECTION 19 IN TOWNSHIP 5 SOUTH, RANGE 5 WEST IN THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT IN BOOK "C" AT PAGE 9, AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE RUNNING SOUTH 8.43 CHAINS; THENCE RUNNING WEST 12.31 CHAINS; THENCE RUNNING NORTH 8.43 CHAINS; THENCE RUNNING EAST TO 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.

10-19-200-002

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

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

**Seller Information**

DOUGLAS S. BICKET AND MELANIE BICKET, TRUSTEES, UNDER THE PROVISIONS OF THE DOUGLAS S. BICKET LIVING TRUST DATED 8/11/2023

Seller's or trustee's name 11332 AIRPORT RD Street address (after sale)  
SPARTA IL 62286-3242  
City State ZIP  
618-527-4291 Phone extension  
USA  
Country

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

**Buyer Information**

ADAM FORTNER

Buyer's or trustee's name 11418 HOLLOWAY RD Street address (after sale)  
SPARTA IL 62286-3629  
City State ZIP  
618-317-0736 Phone extension  
USA  
Country

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

**Mail tax bill to:**

ADAM FORTNER 11418 HOLLOWAY RD SPARTA IL 62286-3629  
Name or company Street address City State ZIP





Declaration ID: 20250607997674  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01957

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

62233-1657

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land

Buildings

Total

11300  
63630  
74930

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





Declaration ID: 20250607997674

Status: Closing Completed  
Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R01957

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
DOUGLAS S. BICKET AND MELANIE BICKET, TRUSTEES, OF THE MELANIE BICKET LIVING TRUST DATE 8/11/2023						

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MAR FORTNER						





Declaration ID: 20250707929266  
Status: Declaration Submitted  
Document No.: Not Recorded

State/County Stamp: Not Issued

DocId:8187515

Tx:4170761

RECORDED

07/14/2025 11:10 AM Pages: 3

2025R01968

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	260.00
COUNTY STAMP FEE	130.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 470.00



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 806 WHITE OAK 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

13-121-089-00	0.32	Acres	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."): ☒ 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	260,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250707929266  
Status: Declaration Submitted  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 01968

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		260,000.00	
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		260,000.00	
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		520.00	
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		260.00	
20 County tax stamps — multiply Line 18 by 0.25.	20		130.00	
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		390.00	

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

LOT 39 OF HIDDEN OAKS PLAT THREE WITHIN THE CITY OF RED BUD, ILLINOIS, AS SHOWN BY PLAT RECORDED JUNE 13, 2007 IN PLAT CABINET 7, JACKET 38, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, 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.

01-04-459-010

**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**

MATTHEW MOLLET AND CINTIA H. HECHT

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
806 WHITE OAK DR	RED BUD	IL	62278-2938
Street address (after sale)	City	State	ZIP
618-282-3866	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**

THOMAS & ANDREA JENKINS RENTAL PROPERTY, LLC

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
5005 POWELL DR	RED BUD	IL	62278-2925
Street address (after sale)	City	State	ZIP
618-967-6222	USA		
Buyer's daytime phone	Country		

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

**Mail tax bill to:**

THOMAS & ANDREA JENKINS	5005 POWELL DR	RED BUD	IL	62278-2925
RENTAL PROPERTY, LLC	Street address	City	State	ZIP



**Declaration ID:** 20250707929266  
**Status:** Declaration Submitted  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

2025R01968

**Preparer Information**

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

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

RED BUD

City

618-282-3866

Preparer's daytime phone

Escrow number (if applicable)

IL

State

Phone extension

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 14090  
Buildings 62770  
Total 76860

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 706 ROCK HILL DR  
 Street address of property (or 911 address, if available)  
 RED BUD 62278-0000  
 City or village ZIP  
 T4S R8W  
 Township

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

13-141-008-00	80' x 150'	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/10/2025  
 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	
<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: \_\_\_\_\_

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

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

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

11 Full actual consideration	11	285,000.00
12a Amount of personal property included in the purchase	12a	0.00







Declaration ID: 20250607905070  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025RD1970

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	285,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	285,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	570.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	285.00
20	County tax stamps — multiply Line 18 by 0.25.	20	142.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	427.50

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

**PARCEL 1:**

LOT 36 IN COUNTRY AIRE ESTATES, PHASE II, IN THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED PLAT BOOK "I", PAGES 62 AND 63 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS. SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

**PARCEL 2:**

PART OF ALL THAT PORTION OF COMMON PARK LAND IN COUNTRY AIRE ESTATES, PHASE II, RECORDED IN PLAT BOOK I, PAGES 62 AND 63 ON JUNE 15, 1971, SITUATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION. 9, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 37 OF SAID COUNTRY AIRE ESTATES, PHASE II, SUBDIVISION; THENCE NORTH 61°21'33", EAST A DISTANCE OF 130 FEET TO POINT, SAID POINT, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 52°14'40" WEST A DISTANCE OF 40 FEET, MORE LESS TO THE SOUTHWEST CORNER OF LOT 36; THENCE NORTHEASTERLY ALONG THE MOST SOUTHERLY LINE OF AFORESAID LOT 36 A DISTANCE OF 80.97 FEET MORE OR LESS TO AN IRON PIN AT THE SOUTHEAST CORNER OF AFORESAID LOT 36; THENCE SOUTH 52°14'40" EAST WITH THE EXTENSION OF THE NORTHEASTERLY LINE OF AFORESAID LOT 36, A DISTANCE OF 75 FEET MORE OR LESS TO THE SOUTH LINE OF COUNTRY AIRE ESTATES, PHASE II, THENCE SOUTH 61°21'33" WEST A DISTANCE OF 87 FEET MORE OR LESS TO THE POINT OF BEGINNING.

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

01-09-204-002; 01-09-204-008

**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**

ROBERT J. ZIPFEL AND CINDY L. ZIPFEL, TRUSTEES OF THE ROBERT J. AND CINDY L. ZIPFEL TRUST DATED OCTOBER 15, 2009 TRUSTEES, OR SUCCESSOR TRUSTEE(S), OF THE ROBERT J. AND CINDY L. ZIPFEL TRUST DATED OCTOBER 15, 2009

Seller's or trustee's name

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

950 WHITE OAK DR  
Street address (after sale)

RED BUD  
City

IL  
State

62278-2941  
ZIP

618-910-0906  
Seller's daytime phone

Phone extension

USA  
Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it





Declaration ID: 20250607905070  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 01970

☒ is true, correct, and complete.

### Buyer Information

NICHOLAS M. AND LEXIS V. SELLERS

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
706 ROCK HILL DR RED BUD IL 62278-2017  
Street address (after sale) City State ZIP  
618-340-8513  
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:

NICHOLAS M. AND LEXIS V. 706 ROCK HILL DR RED BUD IL 62278-2017  
SELLERS 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) F-6786 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	14005			
	Buildings	57175			
	Total	71180			
Illinois Department of Revenue Use			Tab number		

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



# MyDec

**Declaration ID:** 20250607905070  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

2025 R 01970

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## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 4419 CHESTER RD  
Street address of property (or 911 address, if available)  
CHESTER 62233-0000  
City or village ZIP  
T6S R6W  
Township

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

07-047-015-00	1.47	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/11/2025  
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):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	15.00
COUNTY STAMP FEE	7.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>102.50</b>

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

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

10 Identify only the items that apply to this sale.

- a 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	15,000.00
12a Amount of personal property included in the purchase	12a	0.00







Declaration ID: 20250707931026  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01972

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			15,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			15,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			30.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			15.00
20	County tax stamps — multiply Line 18 by 0.25.	20			7.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			22.50

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

A PARCEL OF GROUND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 6 WEST, RANDOLPH COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SECTION CORNER OF SECTIONS 26, 27, 34 AND 35 IN TOWNSHIP 6 SOUTH, RANGE 6 WEST, OF THE 3RD P.M., RANDOLPH COUNTY, ILLINOIS; THENCE RUNNING NORTH 89° WEST 942 FEET; THENCE SOUTH 87° WEST 528.2 FEET; THENCE SOUTH 26° 15' WEST 639.6 FEET; THENCE NORTH 67° 10' WEST 12.5 FEET TO A POST ON WEST SIDE OF THE OIL ROAD AND WHICH IS THE BEGINNING POINT OF THE PARCEL OF LAND HEREIN CONVEYED AND KNOWN AS THE CREAMERY LOT OF BREMEN; THENCE NORTH FROM SAID BEGINNING POINT 77° WEST 283.3 FEET ALONG THE SOUTH SIDE OF A ROAD 20 FEET WIDE TO A STAKE AT THE NORTHWEST CORNER OF THE CREAMERY LOT; THENCE SOUTH 27° WEST 198 FEET TO A STAKE; THENCE SOUTH 81° EAST 283.3 FEET TO A POINT ON THE WEST SIDE OF THE OIL ROAD; THENCE NORTH 27° EAST ALONG THE WEST SIDE OF THE OIL ROAD 153.1 FEET AND TO THE PLACE 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.

14-34-201-011

**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**

WANDA D. SCHROEDER

Seller's or trustee's name

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

7717 PEACOCK SITE RD

Street address (after sale)

NEW ATHENS

City

IL

State

62264-2829

ZIP

239-940-4704

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

ROBERT P. FLEMING

Buyer's or trustee's name

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

7 GREENBRIAR LN

Street address (after sale)

CHESTER

City

IL

State

62233-1412

ZIP

618-559-9407

Buyer's daytime phone

Phone extension

USA

Country





Declaration ID: 20250707931026  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 01972

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

**Mail tax bill to:**

ROBERT P. FLEMING 7 GREENBRIAR LN CHESTER IL 62233-1412  
Name or company Street address City State ZIP

USA  
Country

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name 205 E MARKET ST  
Street address  
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 62278-1525  
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 42 R  
County Township Class Cook-Minor Code 1 Code 2

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

Land 1905  
Buildings  
Total 1905

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



# MyDec

**Declaration ID:** 20250707931026  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

2025 R01972

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Declaration ID: 20250607905097  
Status: Declaration Accepted  
Document No.: Not Recorded

State/County Stamp:



DocId:8187527

Tx:4170769

RECORDED

07/14/2025 01:28 PM Pages: 3



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 950 WHITE OAK 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

13-121-080-00

0.3000

Dimensions

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 7/9/2025

Date

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

☐ Quit claim deed ☐ Executor deed ☐ Trustee deed

☐ Beneficial interest ☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify):         

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify):         

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

11 375,000.00

12a Amount of personal property included in the purchase

12a 0.00







Declaration ID: 20250607905097  
Status: Declaration Accepted  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01974

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			375,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			375,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			750.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			375.00
20 County tax stamps — multiply Line 18 by 0.25.	20			187.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			562.50

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

LOT #30 OF HIDDEN OAKS PLAT THREE, AS SHOWN BY PLAT RECORDED JUNE 13, 2007 IN PLAT CABINET 7, JACKET 38 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, ALL WITHIN THE CITY OF RED BUD, COUNTY OF RANDOLPH, STATE OF ILLINOIS. SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED ON JUNE 13, 2007 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, TRANSACTION #2007R01829.

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.

01-04-459-001

**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**

A. WAYNE AND PAULA M. HUSEMANN

Seller's or trustee's name

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

~~950 WHITE OAK DR~~  
Street address (after sale)

147 Patriots Dr.

~~RED BUD~~  
City

Bethalto

IL  
State

~~62278-2941~~  
ZIP  
62010

618-559-5795

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 J. ZIPFEL AND CINDY L. ZIPFEL, TRUSTEES OF THE ROBERT J. AND CINDY L. ZIPFEL TRUST DATED OCTOBER 15, 2009

Buyer's or trustee's name

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

950 WHITE OAK DR  
Street address (after sale)

RED BUD  
City

IL  
State

62278-2941  
ZIP

618-910-0906

Buyer's daytime phone

Phone extension

USA

Country

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

**Mail tax bill to:**

ROBERT J. ZIPFEL AND CINDY L.  
Name or company

950 WHITE OAK DR  
Street address

RED BUD  
City

IL  
State

62278-2941  
ZIP





Declaration ID: 20250607905097  
Status: Declaration Accepted  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01974

ZIPFEL, TRUSTEES OF THE  
ROBERT J. AND CINDY L. ZIPFEL  
TRUST DATED OCTO

Name or company

USA  
Country

### Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-6738

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

RED BUD

IL

62278-1525

Street address

City

State

ZIP

cooperlieferlaw@gmail.com

618-282-3866

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

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

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

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

Land

Buildings

Total

14090  
71300  
85390

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 4634 CHESTER RD

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

CHESTER

62233-0000

City or village

ZIP

T6S R6W

Township

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

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

07-039-017-00

5

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 7/11/2025

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

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

11 297,500.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250707932131  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01988

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	297,500.00
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 <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	297,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	595.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	297.50
20	County tax stamps — multiply Line 18 by 0.25.	20	148.75
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	446.25

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

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 587.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 2; THENCE NORTHWESTERLY, WITH A DEFLECTION ANGLE OF 74°27'42", ALONG SAID NORTHEASTERLY LINE OF COUNTY HIGHWAY 2, 398.41 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTHWESTERLY, ALONG THE LAST DESCRIBED COURSE, 12.65 FEET TO AN IRON PIN AT A POINT OF CURVATURE; THENCE CONTINUING NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF COUNTY HIGHWAY 2, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2774.31 FEET, AN ARC DISTANCE OF 302.45 FEET TO AN IRON PIN; THENCE NORTHEASTERLY, DEFLECTING 91°18'52", FROM THE CHORD OF SAID ARC, 692.79 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY, WITH A DEFLECTION ANGLE OF 90°00'00", 314.83 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY, WITH A DEFLECTION ANGLE OF 90°00'00", 684.87 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES, MORE OR LESS.

14-27-426-003

**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**

EDWIN ALBERT REUTER

Seller's or trustee's name

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

800 S KINGSHIGHWAY ST  
Street address (after sale)

PERRYVILLE  
City

MO  
State

63775-2106  
ZIP

573-513-7103

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**

DUSTIN BERT

Buyer's or trustee's name

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

4634 CHESTER RD  
Street address (after sale)

CHESTER  
City

IL  
State

62233-3102  
ZIP

618-317-6442

Buyer's daytime phone

Phone extension

USA

Country







Declaration ID: 20250707932131  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01988

☒ Under penalties of perjury, I 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:

DUSTIN BERT 4634 CHESTER RD CHESTER IL 62233-3102  
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

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

618-826-2369  
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	019	42	F			
	County	Township	Class	Cook-Minor	Code 1	Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.					
	Land	3280				
	Buildings	65850				
	Total	69130				
3	Year prior to sale 2024					
4	Does the sale involve a mobile home assessed as real estate? Yes No					
5	Comments					
Illinois Department of Revenue Use					Tab number	





Declaration ID: 20250707932131

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R01988

### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JENNIFER BERT						



2025R01990

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	232.00
COUNTY STAMP FEE	116.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>428.00</b>



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 275 PRAIRIE LN

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

SPARTA 62286-0000

City or village ZIP

T5S R6W

Township

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

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

19-160-015-00	0.26	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/11/2025  
Date

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

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

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

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

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

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

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: \_\_\_\_\_  
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 <input type="checkbox"/> Fullfillment of installment contract year contract initiated : _____	
b <input type="checkbox"/> Sale between related individuals or corporate affiliates	
c <input type="checkbox"/> Transfer of less than 100 percent interest	
d <input type="checkbox"/> Court-ordered sale	
e <input type="checkbox"/> Sale in lieu of foreclosure	
f <input type="checkbox"/> Condemnation	
g <input type="checkbox"/> Short sale	
h <input type="checkbox"/> Bank REO (real estate owned)	
i <input type="checkbox"/> Auction sale	
j <input type="checkbox"/> Seller/buyer is a relocation company	
k <input type="checkbox"/> Seller/buyer is a financial institution or government agency	
l <input type="checkbox"/> Buyer is a real estate investment trust	
m <input type="checkbox"/> Buyer is a pension fund	
n <input type="checkbox"/> Buyer is an adjacent property owner	
o <input type="checkbox"/> Buyer is exercising an option to purchase	
p <input type="checkbox"/> Trade of property (simultaneous)	
q <input type="checkbox"/> Sale-leaseback	
r <input type="checkbox"/> Other (specify): _____	
s <input checked="" type="checkbox"/> Homestead exemptions on most recent tax bill:	
1 General/Alternative	6,000.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

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

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

11 Full actual consideration	11	232,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20250607917863  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01990

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	232,000.00
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	232,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	464.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	232.00
20	County tax stamps — multiply Line 18 by 0.25.	20	116.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	348.00

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

LOT 27 IN PRAIRIE VIEW ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT FILED ON JUNE 21, 1976 IN PLAT CABINET NO. 5, JACKET NO. 24, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, SITUATED IN RANDOLPH COUNTY, ILLINOIS.  
SUBJECT TO ANY BUILDING COVENANTS, CONDITIONS OR RESERVATIONS OF RECORD; LEASES; RIGHT-OF-WAYS OF RECORD; PREVIOUS CONVEYANCES, RESERVATIONS, GRANTS OR LEASES OF THE COAL, OIL, GAS OR OTHER MINERALS APPEARING OF RECORD; ALL EASEMENTS OF RECORD OR VISIBLE ON THE GROUND; ANY DEFECTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.

09-12-279-005

**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**

MARY K. KLEIN

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

500 S WALNUT ST SPARTA IL 62286-1740  
Street address (after sale) City State ZIP

804-725-6165 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**

COREY LEEPER

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

275 PRAIRIE LN SPARTA IL 62286-1933  
Street address (after sale) City State ZIP

618-317-0962 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:**

COREY LEEPER 275 PRAIRIE LN SPARTA IL 62286-1933  
Name or company Street address City State ZIP







Declaration ID: 20250607917863  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R01990

### Preparer Information

AM - ARBEITER LAW OFFICES

Preparer and company name

1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

CHESTER

City

Escrow number (if applicable)

IL

State

62233-1657

ZIP

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

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

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

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

Land

Buildings

Total

6580  
61495  
68075

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





Declaration ID: 20250607917863

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R01990

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JOEL D KLEIN						

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
LINDSEY R LEEPER						





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 518 SEYMOUR LAKE RD

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

ELLIS GROVE

62241-0000

City or village

ZIP

T6S R7W

Township

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

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

11-017-006-00

3.5

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split

Parcel

4 Date of instrument: 7/15/2025  
 Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

11 Full actual consideration 11 85,000.00  
 12a Amount of personal property included in the purchase 12a 0.00





Declaration ID: 20250607919307  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R01995

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			85,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			85,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			170.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			85.00
20	County tax stamps — multiply Line 18 by 0.25.	20			42.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			127.50

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OUT LOT 1 OF A SERIES OF OUT LOTS FROM 1 TO 8 IN THE VILLAGE OF ELLIS GROVE; THENCE RUNNING EAST 660 FEET TO A STAKE WHICH IS THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 246 FEET; THENCE EAST 82 ½ FEET; THENCE NORTH 264 FEET; THENCE WEST 82 ½ FEET TO THE PLACE OF BEGINNING.

AND

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OUT LOT 1 OF A SERIES OF OUT LOTS FROM 1 TO 8 IN THE VILLAGE OF ELLIS GROVE; THENCE RUNNING EAST 742.5 FEET TO A POINT WHICH IS THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 264 FEET, THENCE EAST TO THE LINE BETWEEN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SAID SECTION 17, THENCE NORTH ALONG SAID LINE TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; SUBJECT, HOWEVER, TO ANY PART THEREOF HERETOFORE CONVEYED FOR ROAD PURPOSES.

13-17-326-008

**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**

LONNIE D INMAN

Seller's or trustee's name

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

504 SEYMOUR LAKE RD

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1530

ZIP

618-317-6430

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**

LANCE JONES

Buyer's or trustee's name

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

518 SEYMOUR LAKE RD

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1530

ZIP







Declaration ID: 20250607919307  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R0 1995

618-340-3494

☒ Under penalties of perjury, I 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:

LANCE JONES 518 SEYMOUR LAKE RD ELLIS GROVE IL 62241-1530  
Name or company Street address City State ZIP

Preparer Information

- ARBEITER LAW OFFICES

USA  
Country

Preparer and company name 1019 STATE ST Street address  
Preparer's file number (if applicable) CHESTER City  
Escrow number (if applicable) IL 62233-1657 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 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 4450  
Buildings 23135  
Total 27585

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 506 E ALMOND ST

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

PERCY 62272-0000

City or village

ZIP

T6S R5W

Township

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

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

17-100-015-00

Primary PIN

60' X 130'

Lot size or  
acreage

Dimensions

Unit

No

Split  
Parcel

4 Date of instrument: 7/10/2025  
Date

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

Quit claim deed Executor deed Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

a    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 83,000.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250707923726  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02003

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			83,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b		k m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			83,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			166.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			83.00
20	County tax stamps — multiply Line 18 by 0.25.	20			41.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			124.50

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

LOTS 7 AND 8 IN BLOCK 2 IN O.C. GORDON'S ADDITION TO PERCY, RANDOLPH COUNTY, ILLINOIS AS SHOWN BY THE PLAT THEREOF RECORDED MARCH 15, 1904 IN PLAT BOOK F AT PAGE 17, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

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

15-11-481-004; 15-11-481-005

**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**

BRENDA S., JIMMY E. & HEATH A. KIRBY

Seller's or trustee's name

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

6408 OLD NORTH SPARTA RD

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2534

ZIP

618-443-8518

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**

JOSE HERNANDEZ- PELICO

Buyer's or trustee's name

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

506 E ALMOND ST

Street address (after sale)

PERCY

City

IL

State

62272-1366

ZIP

618-708-2096

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:**

JOSE HERNANDEZ- PELICO

Name or company

506 E ALMOND ST

Street address

PERCY

City

IL

State

62272-1366

ZIP





Declaration ID: 20250707923726  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02003

### Preparer Information

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

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

RED BUD

City

618-282-3866

Preparer's daytime phone

Escrow number (if applicable)

F-6856

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

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

Land

Buildings

Total

4950  
8200  
13150

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number







Declaration ID: 20250707923726  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02003

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
17-101-001-00	60' x 130'	Dimensions	No

Personal Property Table





Declaration ID: 20250407951687  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

DocId:8187598

Tx:4170817

RECORDED

07/16/2025 09:50 AM Pages: 3



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 422 WASHINGTON

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

13-083-006-00

44' X 140'

Dimensions

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 7/15/2025  
Date

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

Quit claim deed Executor deed Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

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

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract  
year contract initiated :  
b Sale between related individuals or corporate affiliates  
c Transfer of less than 100 percent interest  
d Court-ordered sale  
e Sale in lieu of foreclosure  
f Condemnation  
g Short sale  
h Bank REO (real estate owned)  
i Auction sale  
j Seller/buyer is a relocation company  
k Seller/buyer is a financial institution or government agency  
l Buyer is a real estate investment trust  
m Buyer is a pension fund  
n Buyer is an adjacent property owner  
o Buyer is exercising an option to purchase  
p Trade of property (simultaneous)  
q Sale-leaseback  
r Other (specify):  
s X Homestead exemptions on most recent tax bill:  
1 General/Alternative 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 11 129,500.00  
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250407951687  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

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		129,500.00	
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00	
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00	
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17		129,500.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		259.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		129.50	
20	County tax stamps — multiply Line 18 by 0.25.	20		64.75	
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		194.25	

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

THE NORTH 43 FEET OF LOT 9 IN BLOCK 1 OF CHARLES PHILLIPS 3RD ADDITION TO THE TOWN, NOW THE CITY OF RED BUD, 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.

01-04-154-008

**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**

LUCAS R. SALE

Seller's or trustee's name

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

613 E HOUCK ST  
Street address (after sale)

HERRIN  
City

IL  
State

62948-3050  
ZIP

618-781-9305  
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**

SARAH M. HOOTEN

Buyer's or trustee's name

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

422 WASHINGTON ST  
Street address (after sale)

RED BUD  
City

IL  
State

62278-1066  
ZIP

314-704-4341  
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:**

SARAH M. HOOTEN  
Name or company

422 WASHINGTON ST  
Street address

RED BUD  
City

IL  
State

62278-1066  
ZIP

USA  
Country



Declaration ID: 20250407951687  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R020110

### 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	4715			
	Buildings	24835			
	Total	29550			
3	Year prior to sale 2024				
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	





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 207 MASON LN

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

19-162-012-00

0.61

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

7/15/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest

☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify):

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify):

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

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

11 170,000.00

12a Amount of personal property included in the purchase

12a 0.00







Declaration ID: 20250607919099  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02028

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			170,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			170,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			340.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			170.00
20	County tax stamps — multiply Line 18 by 0.25.	20			85.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			255.00

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS AND IS DESCRIBED AS FOLLOWS:

LOT 91 IN NORTHWEST MEADOWS, FOURTH PLAT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST 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, 19788 AND RECORDED MAY 9, 1978 IN THE RANDOLPH COUNTY RECORDS, SITUATED IN RANDOLPH COUNTY, ILLINOIS. ALSO, ALL THAT PART OF VACATED WHEATFIELD DRIVE, AS SHOWN BY SPECIAL ORDINANCE NO. 498, SPARTA ILLINOIS, WHICH IS A STREET 50 FEET WIDE BY 150.35 FEET LONG ADJOINING LOT 91 IN NORTHTOWN MEADOWS, FOURTH PLAT, TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN CABINET 5, JACKET 51 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, SITUATED IN RANDOLPH COUNTY, ILLINOIS. EXCEPTING ALL OIL, COAL, GAS, AND MINERALS UNDERLYING SAID PREMISES HERETOFORE EXCEPTED, RESERVED OR CONVEYED OF RECORD TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, OR ANY, AS TO ALL AFOREMENTIONED PROPERTIES.

03-36-426-009

**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**

JOHN M HAMILTON

Seller's or trustee's name

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

11321 ZEIGLER MINE RD

Street address (after sale)

SPARTA

City

IL

State

62286-3229

ZIP

618-317-4134

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

ANTHONY J FAIR

Buyer's or trustee's name

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

207 MASON LN

Street address (after sale)

SPARTA

City

IL

State

62286-1021

ZIP

217-520-5315

Buyer's daytime phone

Phone extension

USA

Country

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





Declaration ID: 20250607919099  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02028

Mail tax bill to:

ANTHONY J FAIR 207 MASON LN SPARTA IL 62286-1021  
Name or company Street address City State ZIP

Preparer Information

- 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	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	8235			
	Buildings	54545			
	Total	62780			
Illinois Department of Revenue Use			Tab number		





Declaration ID: 20250607919099

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02028

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ISABELLE LH FAIR						





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 405 S PARK CT

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

17-114-009-00

0.5

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

7/16/2025

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:     

     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 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 70,000.00

12a Amount of personal property included in the purchase

12a 0.00







Declaration ID: 20250707923915  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 02036

12b	Was the value of a mobile home included on Line 12a?	12b	<u>    </u>	Yes	<u>  X  </u>	No		
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	<u>                    </u>			70,000.00		
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	<u>                    </u>			0.00		
15	Outstanding mortgage amount to which the transferred real property remains subject	15	<u>                    </u>			0.00		
16	If this transfer is exempt, identify the provision.	16	<u>    </u>	b	<u>    </u>	k	<u>    </u>	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	<u>                    </u>			70,000.00		
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	<u>                    </u>			140.00		
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	<u>                    </u>			70.00		
20	County tax stamps — multiply Line 18 by 0.25.	20	<u>                    </u>			35.00		
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	<u>                    </u>			105.00		

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

SOUTH HALF OF OUT LOT 2 IN GOALBY'S ADDITION TO THE VILLAGE OF PERCY; BEING A NORTHLINGLY PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN BOOK F, PAGE 49, ON DECEMBER 3, 1910, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, CHESTER, ILLINOIS.

15-14-128-002

**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**

JUDY GRACE

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
5802 CARUTHERS ST \_\_\_\_\_ PERCY \_\_\_\_\_ IL \_\_\_\_\_ 62272-1341  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
618-497-8021 \_\_\_\_\_ 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**

ELVIA MUNOZ ORTIZ

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
405 S PARK CT \_\_\_\_\_ PERCY \_\_\_\_\_ IL \_\_\_\_\_ 62272-1432  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
618-555-1212 \_\_\_\_\_ 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:**

ELVIA MUNOZ ORTIZ \_\_\_\_\_ 405 S PARK CT \_\_\_\_\_ PERCY \_\_\_\_\_ IL \_\_\_\_\_ 62272-1432  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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





Declaration ID: 20250707923915  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02036

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

Escrow number (if applicable)

IL

State

62233-1657

ZIP

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 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 3910  
Buildings 37150  
Total 41060

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





Declaration ID: 20250707923915

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R 020 36

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
KENNETH W. TAYLOR	8 LAKESIDE DR	PERRYVILLE	MO	637750000	6183170589	USA
SONDRA J. LAPPE	7 LAKESIDE DR	PERRYVILLE		63775		
JERRY W TAYLOR	7826 SW COLLINS ST	ARCADIA		34267		

### Additional Buyers Information





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 603 BLOOM 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

13-072-007-00

.1

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 7/15/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a      Land/lot only

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

c      Mobile home residence

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

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

f      Office

g      Retail establishment

h      Commercial building (specify):

i      Industrial building

j      Farm

k      Other (specify):

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

Date

     Demolition/damage

     Additions

     Major remodeling

     New construction

     Other (specify):

10 Identify only the items that apply to this sale.

a      Fulfillment of installment contract  
year contract initiated:     

b      Sale between related individuals or corporate affiliates

c      Transfer of less than 100 percent interest

d      Court-ordered sale

e      Sale in lieu of foreclosure

f      Condemnation

g      Short sale

h      Bank REO (real estate owned)

i      Auction sale

j      Seller/buyer is a relocation company

k      Seller/buyer is a financial institution or government agency

l      Buyer is a real estate investment trust

m      Buyer is a pension fund

n      Buyer is an adjacent property owner

o      Buyer is exercising an option to purchase

p      Trade of property (simultaneous)

q      Sale-leaseback

r      Other (specify):

s X Homestead exemptions on most recent tax bill:

1 General/Alternative      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

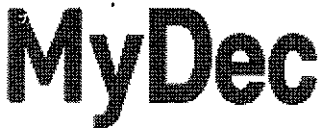
11      199,900.00

12a Amount of personal property included in the purchase

12a      0.00

1





Declaration ID: 20250707930094  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02038

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			199,900.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			199,900.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			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. <b>This is the total amount of transfer tax due</b>	21			300.00

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

THE EAST ONE-HALF OF THE NORTH 50 FEET OF LOT 4 IN BLOCK "D" IN SAMUEL CROZIER'S SOUTH ADDITION TO THE TOWN, NOW CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 OF BLOCK "D"; THENCE EXTENDING SOUTH ALONG THE EAST BOUNDARY LINE OF SAID LOT 4, A DISTANCE OF 50 FEET; THENCE EXTENDING WEST AT RIGHT ANGLES THERETO TO THE CENTER OF SAID LOT, A DISTANCE OF TO-WIT, 86 FEET; THENCE NORTH AT RIGHT ANGLES THERETO, A DISTANCE OF 50 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 4, BEING ALSO ON THE SOUTH BOUNDARY LINE OF NO. 5 SOUTH STREET OF SAID CITY OF RED BUD, ILLINOIS; THENCE RUNNING EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 4, BEING ALSO ALONG THE SOUTH BOUNDARY LINE OF SAID NO. 5 SOUTH STREET, A DISTANCE OF 86 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BEING THE PLACE OF BEGINNING.

01-09-127-003

**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**

MATTHEW J. & JESSICA M. DURST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
413 COBBLESTONE LANE	RED BUD	IL	62278-0000
Street address (after sale)	City	State	ZIP
309-267-1078	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**

BROCK QUIGLEY

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
603 BLOOM ST	RED BUD	IL	62278-1705
Street address (after sale)	City	State	ZIP
618-973-0982	USA		
Buyer's daytime phone	Phone extension	Country	

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

**Mail tax bill to:**





Declaration ID: 20250707930094  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02038

BROCK QUIGLEY

Name or company

603 BLOOM ST

Street address

RED BUD

City

IL

State

62278-1705

ZIP

### Preparer Information

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

Preparer and company name

231 S MAIN ST

Street address

closings@monroecountytitle.com

Preparer's email address (if available)

Preparer's file number (if applicable)

WATERLOO

City

618-939-8292

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62298-1325

ZIP

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

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

1 079 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 5185  
Buildings 40515  
Total 45700

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 611 PALESTINE

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

18-140-008-00	0.31	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/17/2025  
 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  
 07/17/2025 02:44 PM Pages: 1

2025R02041

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	84.00
COUNTY STAMP FEE	42.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>206.00</b>

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract  
 year contract initiated: \_\_\_\_\_
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): \_\_\_\_\_
- s ☐ Homestead exemptions on most recent tax bill:
  - 1 General/Alternative 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	84,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20250607921947  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02041

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			84,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			84,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			168.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			84.00
20	County tax stamps — multiply Line 18 by 0.25.	20			42.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			126.00

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

LOTS 9 AND 10 IN BLOCK 1 OF GEORGE HERSCHBACH'S SUBDIVISION OF LOT 8 AND PART OF LOT 5 IN SONNENBERG'S FIRST ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SAME IS FOUND RECORDED IN PLAT RECORD "G" AT PAGE 59 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, SUBJECT TO A RIGHT OF WAY EASEMENT GIVEN TO THE CITY OF CHESTER AS FOUND RECORDED IN BOOK 189, PAGE 140 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, AND EXCEPTING THAT PART HERETOFORE CONVEYED TO THE CITY OF CHESTER, ILLINOIS, FOR HIGHWAY PURPOSES AS DESCRIBED IN DEDICATION RECORDED IN BOOK 189 AT PAGE 144 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

17-13-254-018

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

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

**Seller Information**

KENDRA SEIP

Seller's or trustee's name

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

811 OPDYKE ST

Street address (after sale)

CHESTER

City

IL

State

62233-1424

ZIP

618-697-2375

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**

LANCE G. MARTIN

Buyer's or trustee's name

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

611 PALESTINE RD

Street address (after sale)

CHESTER

City

IL

State

62233-1059

ZIP

618-317-2308

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:**

LANCE G. MARTIN

Name or company

611 PALESTINE RD

Street address

CHESTER

City

IL

State

62233-1059

ZIP







Declaration ID: 20250607921947  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02041

### Preparer Information

SW - ARBEITER LAW OFFICES

Preparer and company name

1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

USA

Country

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 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 5310  
Buildings 14665  
Total 19975

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





2025R02064

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



PTAX-203

## Illinois Real Estate Transfer Declaration

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

1 503 W PLUM ST  
 Street address of property (or 911 address, if available)  
 PERCY 62272-0000  
 City or village ZIP  
 T6S R5W  
 Township

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

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

Primary PIN	Lot size or acreage	Unit	No Split Parcel
17-096-009-00	0.31	Acres	No

4 Date of instrument: 7/17/2025  
 Date

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

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

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

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

Current Intended

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

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

	Demolition/damage	Additions	Major remodeling
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<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	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: 20250707934834  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

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

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

LOTS 1 AND 2 IN BLOCK 1 IN DAVID BROWN'S FIRST ADDITION TO THE VILLAGE OF PERCY, 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.

15-11-391-003

**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**

NATHAN AND JODI M. KOESTER

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
7053 NASHVILLE RD \_\_\_\_\_ COULTERVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62237-3108  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
618-528-2375 \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
Country \_\_\_\_\_

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

**Buyer Information**

MICHAEL AND PATRICIA HICKAM

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
503 W PLUM ST \_\_\_\_\_ PERCY \_\_\_\_\_ IL \_\_\_\_\_ 62272-1221  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
618-826-2515 \_\_\_\_\_  
Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
Country \_\_\_\_\_

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

**Mail tax bill to:**

MICHAEL AND PATRICIA HICKAM \_\_\_\_\_ 503 W PLUM ST \_\_\_\_\_ PERCY \_\_\_\_\_ IL \_\_\_\_\_ 62272-1221  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20250707934834  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02064

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

<b>To be completed by the Chief County Assessment Officer</b>					
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	1415			
	Buildings	13030			
	Total	14445			
Illinois Department of Revenue Use			Tab number		





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 205 DIXIE

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

18-180-011-00

0.17

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 7/21/2025  
Date

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

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

- a Fullfillment of installment contract  
year contract initiated :
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Short sale
- h Bank REO (real estate owned)
- i Auction sale
- j Seller/buyer is a relocation company
- k Seller/buyer is a financial institution or government agency
- l Buyer is a real estate investment trust
- m Buyer is a pension fund
- n Buyer is an adjacent property owner
- o Buyer is exercising an option to purchase
- p Trade of property (simultaneous)
- q Sale-leaseback
- r Other (specify):
- s X Homestead exemptions on most recent tax bill:
  - 1 General/Alternative 32,715.00
  - 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 87,000.00

12a Amount of personal property included in the purchase

12a 0.00







Declaration ID: 20250707939298  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 02092

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			87,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			87,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			174.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			87.00
20	County tax stamps — multiply Line 18 by 0.25.	20			43.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			130.50

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

LOT 9 IN AMELIA M. DOUGLAS FIRST SUBDIVISION TO CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED ON JUNE 1, 1962, IN PLAT BOOK "H" AT PAGE 42, 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.

18-18-201-006

**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**

HEIRS AND DEVISEES OF SAMUEL OTIS SCHMERBAUCH, DECEASED

Seller's or trustee's name  
2506 STATE ST  
Street address (after sale)  
618-826-2212  
Seller's daytime phone  
Phone extension  
CHESTER  
City  
IL  
State  
62233-1148  
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**

DAWSON COBERLEY

Buyer's or trustee's name  
205 DIXIE DR  
Street address (after sale)  
336-653-8021  
Buyer's daytime phone  
Phone extension  
CHESTER  
City  
IL  
State  
62233-2107  
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:**

DAWSON COBERLEY  
Name or company  
205 DIXIE DR  
Street address  
CHESTER  
City  
IL  
State  
62233-2107  
ZIP

**Preparer Information**

USA  
Country





Declaration ID: 20250707939298  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02092

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>4680</u>
Buildings	<u>30725</u>
Total	<u>35405</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



2025R02099

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	10.00
COUNTY STAMP FEE	5.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>95.00</b>



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 207 ELLIS ST

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

11-046-002-00

.10

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument: 7/24/2025

Date

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

Quit claim deed Executor deed X Trustee deed

Beneficial interest Other (specify):

6 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 10,000.00

12a Amount of personal property included in the purchase

12a 0.00





Declaration ID: 20250607920656  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02099

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			10,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			10,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			20.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			10.00
20	County tax stamps — multiply Line 18 by 0.25.	20			5.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			15.00

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

LOT 7 IN BLOCK 4 OF BOLLINGER'S FIRST ADDITION TO THE VILLAGE OF ELLIS GROVE. SAID CONVEYANCE IS FURTHER SUBJECT TO ALL RESTRICTIONS, EASEMENTS, AND COVENANTS OF RECORD OR DISCLOSED BY INSPECTION.

PIN: 11-046-002-00

PROPERTY ADDRESS: 207 ELLIS BLVD., ELLIS GROVE, IL 62241

13-17-157-005

**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**

LAWRENCE N. MCDONOUGH, TRUSTEE OF THE BRUCE NEIL MCDONOUGH TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
5983 COLLINS ROAD	ELLIS GROVE	IL	62241-0000
Street address (after sale)	City	State	ZIP
618-559-1649	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**

DAVID LEE HALL, TRUSTEE OF THE DAVID LEE HALL TRUST

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
4410 STATE ROUTE 3	CHESTER	IL	62233-2608
Street address (after sale)	City	State	ZIP
618-615-3201	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:**

DAVID LEE HALL, TRUSTEE OF THE DAVID LEE HALL TRUST	4410 STATE ROUTE 3	CHESTER	IL	62233-2608
Name of company	Street address	City	State	ZIP
		USA		
		Country		







Declaration ID: 20250607920656  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02099

### Preparer Information

- ARBEITER LAW OFFICES / JW

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

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

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

<b>To be completed by the Chief County Assessment Officer</b>					
1	County	Township	Class	Cook-Minor	Code 1 Code 2
	079	43	R		
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	1750			
	Buildings				
	Total	1750			
3	Year prior to sale 2024				
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	





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 401 E 1ST ST  
 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	Unit	No Split Parcel
11-051-008-50	0.29	Acres	No

4 Date of instrument: 7/24/2025  
 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:

	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	20,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20250607920710  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02100

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		20,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16	If this transfer is exempt, identify the provision.	16	b	k m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17		20,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		40.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		20.00
20	County tax stamps — multiply Line 18 by 0.25.	20		10.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21		30.00

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

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF OLD STATE ROUTE NO. 3 AND FIRST STREET IN THE VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS; THENCE EAST 125 FEET; THENCE NORTH 100 FEET; THENCE WEST 125 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING.

PIN: 11-051-008-50

PROPERTY ADDRESS: 401 E FIRST STREET, ELLIS GROVE, ILLINOIS 62241

13-17-158-003

**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**

LAWRENCE N. MCDONOUGH, EXECUTOR OF THE ESTATE OF BRUCE NEIL MCDONOUGH

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
5983 COLLINS ROAD	ELLIS GROVE	IL	62241-0000
Street address (after sale)	City	State	ZIP
618-559-1649	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**

DAVID LEE HALL, TRUSTEE OF THE DAVID LEE HALL TRUST

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
4410 STATE ROUTE 3	CHESTER	IL	62233-2608
Street address (after sale)	City	State	ZIP
618-615-3201	USA		
Buyer's daytime phone	Phone extension	Country	

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

Mail tax bill to:





Declaration ID: 20250607920710  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 02100

DAVID LEE HALL, TRUSTEE OF THE 4410 STATE ROUTE 3 CHESTER IL 62233-2608  
DAVID LEE HALL TRUST Street address City State ZIP

**Preparer Information**

- ARBEITER LAW OFFICES / JW

Preparer and company name USA  
1019 STATE ST Preparer's file number (if applicable) Escrow number (if applicable)  
Street address CHESTER IL 62233-1657  
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	43	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	1325			
	Buildings	790			
	Total	2115			
Illinois Department of Revenue Use			Tab number		







## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 605 RIDGE AVE

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-036-015-00

0.24

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

7/22/2025

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      222,000.00

12a Amount of personal property included in the purchase

12a      0.00





Declaration ID: 20250707939591  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R0 2107

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			222,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			222,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			444.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			222.00
20	County tax stamps — multiply Line 18 by 0.25.	20			111.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			333.00

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

A PART OF LOT 8 IN BLOCK 3, DYHER'S FIRST SUBDIVISION OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "G", PAGE 27 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, BEING THE EASTERLY 30 FEET OF SAID LOT 8 ADJOINING LOT 9 IN SAID SUBDIVISION AND RUNNING FROM RIDGE AVENUE TO THE ALLEY.

ALSO

LOT 9 IN BLOCK NO. 3 IN DYHER'S FIRST SUBDIVISION TO THE VILLAGE OF STEELEVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS, AS SHOWN BY PLAT DATED JUNE 1, 1936, RECORDED JUNE 2, 1936, IN PLAT BOOK G, PAGE NO. 27, IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF RANDOLPH, STATE OF ILLINOIS, SITUATED IN THE COUNTY OF RANDOLPH, IN THE STATE OF ILLINOIS, AND COMMONLY KNOWN AS 605 RIDGE AVENUE, STEELEVILLE, 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.

15-16-451-012

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

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

**Seller Information**

KENDRA NICOLE TRETTER

Seller's or trustee's name

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

4640 STATE ROUTE 150

Street address (after sale)

CHESTER

City

IL

State

62233-0000

ZIP

618-443-8283

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

RYAN AND AMANDA WHITTINGTON

Buyer's or trustee's name

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

605 S RIDGE AVE

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2117

ZIP

931-343-9033

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: 20250707939591  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02107

Mail tax bill to:

RYAN AND AMANDA WHITTINGTON 605 S RIDGE AVE STEELEVILLE IL 62288-2117  
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES F-6841  
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	3420			
	Buildings	43545			
	Total	48965			
Illinois Department of Revenue Use			Tab number		





**Declaration ID:** 20250707939591  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

2025R02107

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## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 530 W HOLMES ST

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

CHESTER

62233-0000

City or village

ZIP

T7S R7W

Township

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

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

18-073-009-00

0.18

Acres

No

Primary PIN

Lot size or  
 acreage

Unit

Split  
 Parcel

4 Date of instrument: 7/25/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

11 Full actual consideration 11 166,500.00  
 12a Amount of personal property included in the purchase 12a 0.00





Declaration ID: 20250707943283  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02113

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	166,500.00
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 <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	166,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	333.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	166.50
20	County tax stamps — multiply Line 18 by 0.25.	20	83.25
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	249.75

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

LOT 13 AND 3 FEET OFF THE SOUTHEASTERLY SIDE OF LOT 14, WHICH IS ADJACENT TO SAID LOT 13, LOCATED IN THE CITY SUBDIVISION OF OUTLOTS OR BLOCKS 57 AND 64 OF SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS.

17-13-404-015

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

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

**Seller Information**

PAUL BERT

Seller's or trustee's name

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

10802 SUBSTATION RD

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2702

ZIP

618-615-0479

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**

KYLAN KNIGHT

Buyer's or trustee's name

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

530 W HOLMES ST

Street address (after sale)

CHESTER

City

IL

State

62233-1332

ZIP

618-521-3952

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:**

KYLAN KNIGHT

Name or company

530 W HOLMES ST

Street address

CHESTER

City

IL

State

62233-1332

ZIP

USA

Country

**Preparer Information**





Declaration ID: 20250707943283  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02113

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

609 STATE ST

Street address

kandklaw@frontier.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

618-826-4561

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62233-1635

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 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 4220  
Buildings 34035  
Total 38255

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





Declaration ID: 20250707943283

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02113

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
ASHLY BERT						

### Additional Buyers Information







## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 10381 WINE HILL RD  
 Street address of property (or 911 address, if available)  
 CHESTER 62233-0000  
 City or village ZIP  
 T6S R6W  
 Township

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

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

07-050-001-00	391'x62'x442'	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/25/2025  
 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c		Mobile home residence
d		Apartment building (6 units or less) No. of units: _____
e		Apartment building (over 6 units) No. of units: _____
f		Office
g		Retail establishment
h		Commercial building (specify): _____
i		Industrial building
j		Farm
k		Other (specify): _____

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

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

10 Identify only the items that apply to this sale.

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

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

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



Declaration ID: 20250707934920  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

12a	Amount of personal property included in the purchase	12a	0.00
12b	Was the value of a mobile home included on Line 12a?	12b	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	189,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	<input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	189,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	378.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	189.00
20	County tax stamps — multiply Line 18 by 0.25.	20	94.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	283.50

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

BEING PART OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A STONE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE RUNNING WEST 129 FEET WHICH IS THE BEGINNING POINT OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING WEST 357 FEET TO A POINT ALONG THE TOWNSHIP LINE BETWEEN TOWNSHIPS 7 RANGE 6 AND TOWNSHIP 6 SOUTH RANGE 6 WEST RANDOLPH COUNTY, ILLINOIS; THENCE RUNNING IN A NORTHEASTERLY DIRECTION 442 FEET TO A POINT; THENCE RUNNING EAST 62 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE M.F.T. ROAD RUNNING FROM BREMEN TO WELGE, ILLINOIS; THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF THE M.F.T. ROAD FROM BREMEN TO WELGE, ILLINOIS 391 FEET 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.

14-34-400-005

**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**

SARA K. HARRIS

Seller's or trustee's name

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

3870 HOLCOMB RD

Street address (after sale)

CHESTER

City

IL

State

62233-3329

ZIP

618-210-4386

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**

WYATT I. AND EMILY M. ROTH

Buyer's or trustee's name

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

10381 WINE HILL RD

Street address (after sale)

CHESTER

City

IL

State

62233-3307

ZIP

618-615-8533

Buyer's daytime phone

Phone extension



Declaration ID: 20250707934920  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02116

USA  
Country

☒ Under penalties of perjury, I 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:

WYATT I. AND EMILY M. ROTH 10381 WINE HILL RD CHESTER IL 62233-3307  
Name or company Street address City State ZIP

### 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  
Escrow number (if applicable) IL 62278-1525 State ZIP  
618-282-3866 Preparer's daytime phone  
Phone extension Country

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

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

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

1 079 42 R  
County Township Class Cook-Minor Code 1 Code 2

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

Land 8435  
Buildings 29045  
Total 37480

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

Illinois Department of Revenue Use

Tab number



**Declaration ID:** 20250707934920  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

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## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 332 LOCUST

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

13-116-004-00

48' X 173'

Dimensions

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

7/24/2025

Date

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

Quit claim deed

X

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

Demolition/damage

Additions

Major remodeling

New construction

Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract

year contract initiated :

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s X Homestead exemptions on most recent tax bill:

1 General/Alternative 11,000.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 10,245.00

#### 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

11 175,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250707942186  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

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

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

BEGINNING 50 FEET DUE NORTH OF THE NORTHWEST CORNER OF LOT 1 IN BLOCK "A" OF CAROLINE L. DURFEE'S ADDITION TO THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS; THENCE FROM SAID POINT OF BEGINNING, RUNNING NORTH A DISTANCE OF 48 FEET; THENCE RUNNING WEST A RIGHT ANGLE OF THEREFROM, A DISTANCE OF 172 FEET TO THE EAST BOUNDARY LINE OF LOCUST STREET OF THE CITY OF RED BUD; THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF SAID LOCUST STREET, A DISTANCE OF 48 FEET; THENCE EAST AT A RIGHT ANGLE THERETO, A DISTANCE OF 172 FEET TO THE PLACE OF BEGINNING AND BEING A PART OF LOT 2 LOCATED IN SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 IN TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS AND WITHIN THE CITY OF RED BUD, 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.

01-04-362-008

**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**

THE ESTATE OF JOYCE ANN WITTENBRINK C/O PEGGY S. COTTNER

Seller's or trustee's name: 5702 WINDING PATH LN  
Street address (after sale)  
618-792-6559  
Seller's daytime phone  
Phone extension  
WATERLOO  
City  
IL  
State  
62298-3549  
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**

JOSHUA T., BRUCE ALLAN, AND MARY ELLEN BURK

Buyer's or trustee's name: 332 LOCUST ST  
Street address (after sale)  
618-504-0130  
Buyer's daytime phone  
Phone extension  
RED BUD  
City  
IL  
State  
62278-1129  
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: 20250707942186  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02118

Mail tax bill to:

JOSHUA T., BRUCE ALLAN, AND  
Name of company  
MARY ELLEN BURK  
332 LOCUST ST  
Street address  
RED BUD  
City  
IL  
State  
62278-1129  
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  
618-282-3866  
Preparer's daytime phone  
Escrow number (if applicable)  
IL  
State  
62278-1525  
ZIP  
USA  
Country  
Phone extension

☒ Under penalties of perjury, I 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 8565  
Buildings 31110  
Total 39675  
3 Year prior to sale 2024  
4 Does the sale involve a mobile home assessed as real estate? Yes No  
5 Comments

Illinois Department of Revenue Use

Tab number



**Declaration ID:** 20250707942186  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

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## PTAX-203

### Illinois Real Estate Transfer Declaration

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

- 1 2424 STATE ST  
 Street address of property (or 911 address, if available)
- CHESTER 62233-0000  
 City or village ZIP
- T7S R6W  
 Township
- 2 Enter the total number of parcels to be transferred. 1
- 3 Enter the primary parcel identifying number and lot size or acreage
- | 18-172-009-00 | 0.34                | Acres | No           |
|---------------|---------------------|-------|--------------|
| Primary PIN   | Lot size or acreage | Unit  | Split Parcel |
- 4 Date of instrument: 7/25/2025  
 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 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 <input type="checkbox"/> | Residence (single-family, condominium, townhome, or duplex)        |
| c <input type="checkbox"/> | Mobile home residence  |
| d <input type="checkbox"/> | Apartment building (6 units or less) No. of units: <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):                                     |
| i <input type="checkbox"/> | Industrial building  |
| j <input type="checkbox"/> | Farm   |
| k <u>X</u>                 | <u>X</u> Other (specify): <u>GARAGE</u>                            |

RECORDED  
 07/28/2025 01:26 PM Pages: 1

2025R02124

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	20.00
COUNTY STAMP FEE	10.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>110.00</b>

- 9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change:
- |  | Date                                      |
|--|---|
| <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 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	20,000.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20250707942906  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02124

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	20,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	20,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	40.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	20.00
20	County tax stamps — multiply Line 18 by 0.25.	20	10.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	30.00

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

LOTS 10 AND 11 IN BLOCK 1 OF WELGE BROTHERS SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. REFERENCE IS MADE OF THE PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF RANDOLPH COUNTY, ILLINOIS, AND APPEARS OF RECORD IN BOOK "G" OF PLATS AT PAGE 36.

18-07-453-015

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

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

**Seller Information**

KENNYS TOWING, LLC

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
1112 HENRY ST \_\_\_\_\_ CHESTER \_\_\_\_\_ IL \_\_\_\_\_ 62233-1438  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
618-509-1743 \_\_\_\_\_  
Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
Country \_\_\_\_\_

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

**Buyer Information**

RONALD L. PICOU

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
2418 STATE ST \_\_\_\_\_ CHESTER \_\_\_\_\_ IL \_\_\_\_\_ 62233-1146  
Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
618-615-9807 \_\_\_\_\_  
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:**

RONALD L. PICOU \_\_\_\_\_ 2418 STATE ST \_\_\_\_\_ CHESTER \_\_\_\_\_ IL \_\_\_\_\_ 62233-1146  
Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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





Declaration ID: 20250707942906  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2024R02124

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	6055
Buildings	2585
Total	8640

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

Illinois Department of Revenue Use

Tab number





## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 249 MAPLE 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

Primary PIN	Lot size or acreage	Unit	Acres	No Split Parcel
18-087-002-00	0.16			

4 Date of instrument: 7/28/2025  
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):

2025R02126

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	130.00
COUNTY STAMP FEE	65.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>275.00</b>

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

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

10 Identify only the items that apply to this sale.

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

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

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

11 Full actual consideration	11	130,000.00
12a Amount of personal property included in the purchase	12a	0.00







Declaration ID: 20250707945145

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02126

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			130,000.00
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			130,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			260.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			130.00
20	County tax stamps — multiply Line 18 by 0.25.	20			65.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			195.00

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

LOT 3 AND THE SOUTHEAST ONE-HALF OF LOT 4 FRONTING 60 FEET ON MAPLE STREET AND RUNNING BACK THEREFROM OF EVEN WIDTH INTO AFORESAID LOT 4 FOR THE FULL DEPTH THEREOF, ALL IN BLOCK 20 OF JOHN YOUNG'S SECOND ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AND ALSO DESCRIBED AS SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 7 WEST, RANDOLPH COUNTY, ILLINOIS.

17-24-197-007

**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**

PAUL SCHROEDER

Seller's or trustee's name

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

717 PALESTINE RD

Street address (after sale)

CHESTER

City

IL

State

62233-1061

ZIP

618-615-6687

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**

KAINE MITCHELL STEWART

Buyer's or trustee's name

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

249 MAPLE ST

Street address (after sale)

CHESTER

City

IL

State

62233-1549

ZIP

618-201-4565

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:**

KAINE MITCHELL STEWART

Name or company

249 MAPLE ST

Street address

CHESTER

City

IL

State

62233-1549

ZIP





Declaration ID: 20250707945145  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R021260

Preparer Information

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

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

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

To be completed by the Chief County Assessment Officer

1	079 48 R	County	Township	Class	Cook-Minor	Code 1	Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.						
	Land						2835
	Buildings						20060
	Total						22895

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number





Declaration ID: 20250707945145

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R02126

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
EMILY SCHROEDER						

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
KRISTA RENE ROBINSON						





## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 206 E MAIN ST  
 Street address of property (or 911 address, if available)  
 STEELEVILLE 62288-0000  
 City or village ZIP

T6S R5W  
 Township

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

Primary PIN	Lot size or acreage	Acres	No Split Parcel
17-004-002-00	0.2200		

4 Date of instrument: 7/22/2025  
 Date

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

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

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

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

Current	Intended	
<input type="checkbox"/>	<input type="checkbox"/>	Land/lot only
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residence (single-family, condominium, townhome, or duplex)
<input type="checkbox"/>	<input type="checkbox"/>	Mobile home residence
<input type="checkbox"/>	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
<input type="checkbox"/>	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
<input type="checkbox"/>	<input type="checkbox"/>	Office
<input type="checkbox"/>	<input type="checkbox"/>	Retail establishment
<input type="checkbox"/>	<input type="checkbox"/>	Commercial building (specify): _____
<input type="checkbox"/>	<input type="checkbox"/>	Industrial building
<input type="checkbox"/>	<input type="checkbox"/>	Farm
<input type="checkbox"/>	<input type="checkbox"/>	Other (specify): _____

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	8.50
COUNTY STAMP FEE	4.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>92.75</b>

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

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	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	8,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250707937813  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

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			8,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			8,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			17.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			8.50
20	County tax stamps — multiply Line 18 by 0.25.	20			4.25
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			12.75

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

LOTS 2 AND 7 IN BLOCK 12, ALL SITUATED IN THE VILLAGE OF GEORGETOWN, NOW STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN IN PLAT RECORDED AUGUST 5, 1836 IN PLAT BOOK "A" ON PAGES 5 1/2 AND 6, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

EXCEPT ANY INTEREST IN THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE LAND WHICH HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, IF ANY, 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. FURTHER SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS AND RESTRICTIONS OF RECORD OR OTHERWISE AND TO THE GENERAL REAL ESTATE TAXES FOR 2024 AND 2025 DUE AND PAYABLE IN 2025 AND 2026.

PARCEL NUMBER: 17-004-002-00

COMMON ADDRESS: 206 EAST MAIN STREET, STEELEVILLE, ILLINOIS 62288

15-16-263-003

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

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

**Seller Information**

NOLA KOCH

Seller's or trustee's name

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

32 WESTWOOD DR

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1815

ZIP

618-615-7499

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**

EMPIRE CONSTRUCTION SERVICES LLC

Buyer's or trustee's name

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

5004 SNAPDRAGON RD

Street address (after sale)

COULTERVILLE

City

IL

State

62237-3701

ZIP

618-318-0274

Buyer's daytime phone

Phone extension

USA

Country





Declaration ID: 20250707937813  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02132

☒ Under penalties of perjury, I 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:**

EMPIRE CONSTRUCTION SERVICES LLC 5004 SNAPDRAGON RD COULTERVILLE IL 62237-3701  
Name of company Street address City State ZIP

USA  
Country

**Preparer Information**

STUART MORGENSTERN - MORGENSTERN LAW OFFICE, P.C.

Preparer and company name 1 W LAUREL ST Street address  
semlaw@frontier.com Preparer's email address (if available)  
Preparer's file number (if applicable) PINCKNEYVILLE City  
Escrow number (if applicable) IL 62274-1018 State ZIP  
618-357-5315 Preparer's daytime phone  
USA Country

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

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

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

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

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

Land 3005  
Buildings 15400  
Total 18405

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

Illinois Department of Revenue Use

Tab number



**Declaration ID:** 20250707937813

**Status:** Closing Completed

**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

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## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 1038 GEORGE  
 Street address of property (or 911 address, if available)  
 CHESTER 62233-0000  
 City or village ZIP  
 T7S R7W  
 Township

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

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

Primary PIN	Lot size or acreage	Unit	No Split Parcel
18-027-013-00	0.18	Acres	No

4 Date of instrument: 7/28/2025  
 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
<input type="checkbox"/> Demolition/damage	<input type="checkbox"/> Additions
<input type="checkbox"/> New construction	<input type="checkbox"/> Major remodeling
<input type="checkbox"/> Other (specify):	

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	23,500.00
12a Amount of personal property included in the purchase	12a	0.00





Declaration ID: 20250707940522

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02141

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			23,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			23,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			47.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			23.50
20	County tax stamps — multiply Line 18 by 0.25.	20			11.75
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			35.25

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

LOT 7 IN BLOCK 7 AND A STRIP 5 FEET WIDE OFF THE SOUTHWEST SIDE OF LOT 8 IN BLOCK 7, FRONTING 5 FEET ON GEORGE STREET, AND EXTENDING THE FULL DEPTH OF SAID LOT 8, ALL IN OPDYKE'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED NOVEMBER 9, 1857, IN PLAT BOOK "C" AT PAGE 4, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

17-24-233-005

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

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

**Seller Information**

SAMUEL SICA HERNANDEZ

Seller's or trustee's name

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

502 BEM ST  
Street address (after sale)CHESTER  
CityIL  
State62233-1028  
ZIP

618-497-0686

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**

TEODORO AJANEL HERNANDEZ

Buyer's or trustee's name

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

1038 GEORGE ST  
Street address (after sale)CHESTER  
CityIL  
State62233-1426  
ZIP

573-517-2759

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:**

TEODORO AJANEL HERNANDEZ

Name or company

1038 GEORGE ST

Street address

CHESTER

City

IL

State

62233-1426

ZIP

USA  
Country





Declaration ID: 20250707940522  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2023 P02141

### Preparer Information

DON PAUL KOENEMAN - KOENEMAN

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

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

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

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

1 079 48 R 15  
County Township Class Cook-Minor Code 1 Code 2

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

Land	3040
Buildings	13710
Total	16750

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number







Declaration ID: 20250707940522

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02141

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JUAN I. HERNANDEZ						

### Additional Buyers Information





## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 503 E GRANT

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. 7

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

16-034-007-00

0.3400

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

7/29/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest

☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☒ ☒ Commercial building (specify): RESTAURANT

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify):

RECORDED  
07/29/2025 02:41 PM Pages: 5

2025R02146

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	600.00
COUNTY STAMP FEE	300.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>980.00</b>

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	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

11 600,000.00

12a Amount of personal property included in the purchase

12a 0.00



2025R02146

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	600,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	600,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	1,200.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	600.00
20	County tax stamps — multiply Line 18 by 0.25.	20	300.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	900.00

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

TRACT 1: LOTS 1 AND 2 IN BLOCK 3 OF J.J. WOODSIDE'S ADDITION, VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED DECEMBER 13, 1871 AND RECORDED DECEMBER 29, 1871 IN PLAT BOOK "C" AT PAGE 88, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, EXCEPT THE COAL UNDERLYING TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL OTHER RIGHTS AND EASEMENTS IN FAVOR OF THE OWNER OF THE MINERAL ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID ESTATE.

PARCEL INDEX NUMBER: 16-034-007-00 (04-13-208-009)  
 PRIOR DEED: 2010R01529

TRACT 2: PART NORTH OF LOTS 3 AND 4 BLOCK 3 JOHN J. WOODSIDE'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 4 IN BLOCK 3 OF J. J. WOODSIDE'S ADDITION TO THE VILLAGE OF COULTERVILLE AND RUNNING THENCE WEST, 120 FEET TO THE NORTHWEST CORNER OF LOT 3 IN SAID BLOCK, THENCE DUE NORTH 60 FEET; THENCE IN A SOUTHEASTERLY DIRECTION TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ALL THAT PORTION OF THE LANDS INCLUDED WITHIN THE ABOVE BOUNDARY, A STRIP OF LAND 40 FEET WIDE LYING DUE NORTH OF AND ADJOINING THE NORTH BOUNDARY LINE OF SAID LOT 3.

PARCEL INDEX NUMBER 16-034-008-00 (04-13-208-005)  
 PRIOR DEED: 2008R02198

TRACT 3: 150 X 40 NORTH OF LOTS 1, 2, 3 BLOCK 3 JOHN J. WOODSIDE'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 3 OF J. J. WOODSIDE'S ADDITION TO THE VILLAGE OF COULTERVILLE, AND RUNNING THENCE EAST 150 FEET ALONG THE NORTH LINE OF SAID BLOCK 3; THENCE NORTH 40 FEET; THENCE WEST 150 FEET; THENCE SOUTH 40 FEET TO THE PLACE OF BEGINNING.

PARCEL INDEX NUMBER 16-034-009-00 (04-13-208-004)  
 PRIOR DEED: 2008R02201

TRACT 4: PARCEL 1: LOTS 3 AND 4 IN BLOCK 3 OF JOHN J. WOODSIDE'S ADDITION IN THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED DECEMBER 29, 1871, IN PLAT BOOK "C", PAGE 88 IN THE RANDOLPH COUNTY RECORDS, EXCEPT THE COAL, OIL AND GAS 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.

PARCEL 2: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY AND STATE OF ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 3 IN JOHN J. WOODSIDE'S ADDITION TO THE TOWN, NOW THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS; THENCE NORTH 162 FEET, MORE OR LESS, TO A POINT 40 FEET SOUTH OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY; THENCE SOUTHEAST PARALLEL WITH SAID RIGHT OF WAY 262 FEET TO THE PUBLIC ROAD; THENCE SOUTHWEST 124 FEET, MORE OR LESS, ON THE PUBLIC ROAD TO THE NORTH LINE OF BLOCK 4 IN AFORESAID JOHN J. WOODSIDE'S ADDITION; THENCE WEST 181 FEET, MORE OR LESS TO THE PLACE OF BEGINNING; EXCEPT THE COAL UNDERLYING, TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL OTHER RIGHTS AND EASEMENTS IN FAVOR OF THE OWNER OF THE MINERAL ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID ESTATE; ALSO EXCEPT THAT TRACT CONVEYED BY WARRANTY DEED FROM JOHN BOYLE, A BACHELOR, TO LACENE HLAVATY DATED JUNE 8, 1967, RECORDED JUNE 19, 1967, IN BOOK 220 AT PAGE 166 IN SAID RECORDER'S OFFICE.

PARCEL 3: BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 3 IN THE WOODSIDE ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS; WHERE THIS CORNER INTERSECTS WITH GRANT STREET AND NASHVILLE ROAD, THENCE NORTH APPROXIMATELY 144 FEET TO A POINT, THENCE EAST APPROXIMATELY 60 FEET, THENCE





Declaration ID: 20250707946840  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not issued

2025R02146

SOUTH APPROXIMATELY 20 FEET, THENCE SOUTHWEST PARALLEL WITH AND ADJOINING TO THE WEST BOUNDARY OF NASHVILLE ROAD AT AN ANGLE TO THE POINT OF BEGINNING.

PARCEL INDEX NUMBER 16-034-010-00 (04-13-208-012)

PRIOR DEED: BOOK 623, PAGE 533

TRACT 5: STRIP OFF NORTH END LOT 4 BLOCK 3 JOHN J. WOODSIDE'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND OFF THE NORTH END OF LOT 4 IN BLOCK 3 OF J. J. WOODSIDE'S ADDITION TO THE VILLAGE OF COULTERVILLE, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 4, 60 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 10 FEET; THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT IN THE EAST LINE OF SAID LOT 4, 20 FEET SOUTH OF THE NORTHEAST CORNER OF SAME; THENCE NORTH 30 FEET TO THE PLACE OF BEGINNING.

PARCEL INDEX NUMBER 16-034-011-00 (04-13-208-008)

PRIOR DEED 2008R02200

TRACT 6: PART OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 13 TOWNSHIP 4 SOUTH, RANGE 5 WEST, 3RD P.M., RANDOLPH COUNTY, ILLINOIS.

PARCEL INDEX NUMBER 16-043-013-00 (04-13-208-002)

PRIOR DEED: 2008R02199

TRACT 7: PARCEL 1: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 61 FEET EAST OF THE NORTHEAST CORNER OF LOT 2 IN BLOCK 3 IN JOHN J. WOODSIDE'S ADDITION TO THE TOWN, NOW THE VILLAGE OF COULTERVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS; THENCE NORTH 60 FEET TO A POINT; THENCE EAST 190.50 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE COULTERVILLE-NASHVILLE PUBLIC ROAD; THENCE SOUTHWEST ON THE WEST RIGHT OF WAY LINE OF AFORESAID COULTERVILLE-NASHVILLE PUBLIC ROAD TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF JOHN J. WOODSIDE'S ADDITION TO THE TOWN, NOW THE VILLAGE OF COULTERVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS; THENCE WEST TO THE POINT OF BEGINNING OF THE TRACT HEREIN BOUNDED AND DESCRIBED. EXCEPT THEREFROM THE COAL UNDER THE AFORESAID TRACT. ALSO EXCEPT THAT PART CONVEYED TO ST. LOUIS-COULTERVILLE COAL COMPANY, BY WARRANTY DEED RECORDED APRIL 30, 1917, IN BOOK 80 AT PAGE 7, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

PARCEL 2: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 61 FEET EAST OF THE NORTHEAST CORNER OF LOT 2 IN BLOCK 3 IN JOHN J. WOODSIDE'S ADDITION TO THE TOWN, NOW THE VILLAGE OF COULTERVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS; THENCE NORTH 60 FEET TO A POINT; THENCE EAST 120 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE COULTERVILLE-NASHVILLE PUBLIC ROAD; THENCE SOUTHWEST ON THE WEST RIGHT OF WAY LINE OF AFORESAID COULTERVILLE-NASHVILLE PUBLIC ROAD TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF JOHN J. WOODSIDE'S ADDITION TO THE TOWN, NOW THE VILLAGE OF COULTERVILLE, COUNTY OF RANDOLPH, STATE OF ILLINOIS; THENCE WEST TO THE POINT OF BEGINNING OF THE TRACT HEREIN BOUNDED AND DESCRIBED. EXCEPT THEREFROM THE COAL UNDER THE AFORESAID TRACT. ALSO EXCEPT THAT PART CONVEYED TO ST. LOUIS-COULTERVILLE COAL COMPANY, BY WARRANTY DEED RECORDED APRIL 30, 1917, IN BOOK 80 AT PAGE 7, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

PARCEL INDEX NUMBER 16-043-015-00 (04-13-208-007)

PRIOR DEED: 2010R00833

04-13-208-009

04-13-208-005

04-13-208-004

04-13-208-012

04-13-208-008

04-13-208-002

04-13-208-007

#### 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







Declaration ID: 20250707946840  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02146

KYLE HINNERICHS

Seller's or trustee's name

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

410 QUEEN ANN CT  
Street address (after sale)

STEELEVILLE  
City

IL  
State

62288-2557  
ZIP

618-317-6099

Seller's daytime phone

Phone extension

USA  
Country

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

### Buyer Information

RYAN R. RAMSEY

Buyer's or trustee's name

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

42 EAGLE DR  
Street address (after sale)

SPARTA  
City

IL  
State

62286-3541  
ZIP

618-615-8855

Buyer's daytime phone

Phone extension

USA  
Country

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

### Mail tax bill to:

RYAN R. RAMSEY

Name or company

42 EAGLE DR

Street address

SPARTA

City

IL

State

62286-3541

ZIP

USA  
Country

### Preparer Information

- ARBEITER LAW OFFICES / JW

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

Street address

CHESTER

City

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

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

1 079 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.

3 Year prior to sale 2024

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

5 Comments

Land 15735  
Buildings 77465  
Total 93200

Illinois Department of Revenue Use

Tab number





Declaration ID: 20250707946840

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02146

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
16-043-015-00	0.2200	Acres	No
16-034-010-00	0.0000	Acres	No
16-034-011-00	0.0200	Acres	No
16-034-008-00	0.0600	Acres	No
16-034-009-00	0.1400	Acres	No
16-043-013-00	0.6000	Acres	No

### Personal Property Table





Declaration ID: 20250707946840

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R02146

### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MIKAYLA A. RAMSEY	42 EAGLE DRIVE	SPARTA	IL	622860000		USA





## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 1101 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. 2  
 3 Enter the primary parcel identifying number and lot size or acreage

Primary PIN	Lot size or acreage	Acres	No
17-118-011-50	.27		
		Unit	Split Parcel

4 Date of instrument: 7/18/2025  
 Date

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

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

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

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

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	70.00
COUNTY STAMP FEE	35.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>185.00</b>

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	70,000.00
12a Amount of personal property included in the purchase	12a	0.00







Declaration ID: 20250707936191  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02157

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		70,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16	If this transfer is exempt, identify the provision.	16	b	k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		70,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		140.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		70.00
20	County tax stamps — multiply Line 18 by 0.25.	20		35.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		105.00

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

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 5 WEST, AND A PART OF BLOCK 1 ON KAYO'S FIRST ADDITION TO THE VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF HOWARD AVENUE AND THE SOUTH LINE OF SBI ROUTE #150; THENCE SOUTH 345 FEET TO A POINT; THENCE EAST 45 FEET TO A POINT; THENCE NORTH TO THE SOUTH BOUNDARY LINE OF SBI ROUTE #150; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH BOUNDARY LINE OF SBI ROUTE #150 TO ITS INTERSECTION WITH THE EAST BOUNDARY LINE OF HOWARD AVENUE, THE POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED;

SUBJECT TO AN EASEMENT 10 FEET WIDE FOR UTILITIES AND SERVICES, THE CENTERLINE OF SAID EASEMENT BEING A STRAIGHT LINE CONNECTING THE FOLLOWING POINTS: THE MOST WESTERLY POINT BEING LOCATED ON THE EAST LINE OF HOWARD AVENUE 225 FEET SOUTH OF THE SOUTH LINE OF SBI ROUTE #150. THE MOST EASTERLY POINT BEING LOCATED ON THE EAST LINE OF THE ABOVE DESCRIBED REAL ESTATE 185 FEET SOUTH OF THE SOUTH LINE OF SBI ROUTE #150.

15-12-376-010; 15-12-376-011

**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**

LARRY R. WILLIS

Seller's or trustee's name

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

11325 HIGHWAY 4  
Street address (after sale)

AVA  
City

IL  
State

62907-2037  
ZIP

618-497-8272

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 V. FALKENHEIN, JR.

Buyer's or trustee's name

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

1101 E PINE ST  
Street address (after sale)

PERCY  
City

IL  
State

62272-1333  
ZIP

618-437-8272

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: 20250707936191  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02157

Mail tax bill to:

JOHN V. FALKENHEIN, JR. 1101 E PINE ST PERCY IL 62272-1333  
Name or company Street address City State ZIP

USA  
Country

Preparer Information

ROBYN FALKENHEIN - MICHAEL R. HOWELL ATTORNEY AT LAW

Preparer and company name 1101 N MARKET ST SPARTA IL 62286-1017  
Street address City State ZIP  
robyn.falkenhein@pl.com 618-443-2395 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 92  
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 2310  
Buildings 47495  
Total 49805

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

Illinois Department of Revenue Use

Tab number





Declaration ID: 20250707936191  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02157

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
03-017-011-50	.10	Acres	No

Personal Property Table





**Declaration ID:** 20250707936191

**Status:** Closing Completed

**Documnet No.:** Not Recorded

**State/County Stamp:** Not Issued

---

### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
KRISTIN N. ANDERSON	1101 EAST PINE STREET	PERCY	IL	622720000	6184978272	USA







## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 114 PARK PLAZ

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

13-091-010-00

0.77

Acres

No

Primary PIN

Lot size or  
acreage

Unit

Split  
Parcel

4 Date of instrument:

7/25/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X

Other (specify): Special Warranty Deed

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f X X Office

g Retail establishment

h Commercial building (specify):         

i Industrial building

j Farm

k Other (specify):         

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

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

11 524,900.00

12a Amount of personal property included in the purchase

12a 0.00



2025R02158

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	524,900.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b k m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	524,900.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	1,050.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	525.00
20	County tax stamps — multiply Line 18 by 0.25.	20	262.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	787.50

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

COMMENCING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 5 OF SARAH LONG'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 OF JAMES S. LONG'S ADDITION TO THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS AS RECORDED IN PLAT BOOK "B", PAGE 53 OF THE RANDOLPH COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 5 AND 12, 200 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTHERLY ON THE LAST DESCRIBED COURSE ALONG SAID WEST LINE OF LOT 12, 80 FEET TO AN IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°00'00" ALONG THE NORTH LINE OF LOTS 9, 10, 11 AND 12 TO AN IRON PIN 10 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°00'00" PARALLEL WITH AND 10 FEET WEST OF THE EAST LINE OF LOTS 8 AND 9, 175 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°00'00" PARALLEL WITH THE SOUTH LINE OF LOTS 7 AND 8, 100 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°00'00" PARALLEL WITH THE WEST LINE OF LOTS 5 AND 12, 95 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°00'00" PARALLEL WITH THE SOUTH LINE OF LOTS 5, 6, AND 7, 130 FEET TO THE POINT OF BEGINNING CONTAINING 0.641 ACRES, MORE OR LESS.

SUBJECT TO PARKING LOT EASEMENT GRANTED TO HARDEE'S FOOD SYSTEM, INC. BY KURKEN DEVELOPMENT, INC. BY EASEMENT DATED AUGUST 12, 1986, RECORDED IN THE RANDOLPH COUNTY, ILLINOIS RECORDER'S OFFICE IN BOOK 319 ON PAGE 309, AS DOCUMENT NO. 95670, AUGUST 13, 1986, GRANTING TO GRANTEE A PERPETUAL EASEMENT FOR TEN (10) PARKING SPACES FOR GRANTEE'S EMPLOYEES IN 130 FOOT LONG BY 80 FOOT WIDE PARKING LOT; SAID PARKING LOT BEING LOCATED ON, OCCUPYING AND CONSISTING OF THE WEST PORTION OF THE SUBJECT TRACT C. SUBJECT TO PARKING LOT EASEMENT GRANTED TO NORTH COUNTY SAVINGS ASSOCIATION BY KURKEN DEVELOPMENT, INC. BY EASEMENT DATED JANUARY 13, 1987, RECORDED IN THE RANDOLPH COUNTY, ILLINOIS RECORDER'S OFFICE IN BOOK 324 ON PAGE 230, AS DOCUMENT NO. 98412, JANUARY 20, 1987, GRANTING TO GRANTEE A PERPETUAL EASEMENT FOR FOUR (4) PARKING SPACES FOR GRANTEE'S EMPLOYEES IN THE AFOREMENTIONED 130 FOOT WIDE PARKING LOT.

SUBJECT TO ACCESS EASEMENT ACROSS SUBJECT TRACT C AND ADJOINING TRACT B, 66 FEET WIDE AND 280 FEET LONG, GRANTED BY KURKEN DEVELOPMENT, INC. TO HARDEE'S FOOD SYSTEMS, INC. BY EASEMENT DATED AUGUST 12, 1986, RECORDED IN THE RANDOLPH COUNTY, ILLINOIS RECORDER'S OFFICE IN BOOK 319 ON PAGE 311, AS DOCUMENT NO. 95671, AUGUST 13, 1986; SAID ACCESS EASEMENT HAVING BEEN LATER REDUCED TO 46 FOOT IN WIDTH ACROSS TRACT B BY PARTIAL RELEASE OF EASEMENT DATED NOVEMBER 14, 1986, FROM HARDEE'S FOOD SYSTEMS, INC. RECORDED IN THE RANDOLPH COUNTY, ILLINOIS RECORDER'S OFFICE IN BOOK 322 ON PAGE 553, AS DOCUMENT NO. 97500, NOVEMBER 25, 1986.

SUBJECT TO ACCESS EASEMENT ACROSS SUBJECT TRACT C, 46 FEET WIDE AND 175 FEET LONG, GRANTED BY KURKEN DEVELOPMENT, INC. TO HARDEE'S FOOD SYSTEMS, INC. BY EASEMENT DATED JANUARY 13, 1987, RECORDED IN THE RANDOLPH COUNTY, ILLINOIS RECORDER'S OFFICE IN BOOK 324 ON PAGE 240, AS DOCUMENT NO. 98414, JANUARY 20, 1987.

SUBJECT TO RESTRICTIVE COVENANT DATED AUGUST 12, 1986 PURPORTING TO RESTRICT THE OPERATION OF CERTAIN TYPES OF RESTAURANTS WITH A 2,000 FEET RADIUS OF PROPERTY ADJOINING THE SUBJECT TRACT, RECORDED IN THE RANDOLPH COUNTY, ILLINOIS RECORDER'S OFFICE IN BOOK 319 ON PAGE 307, AS DOCUMENT NO. 95669.

SUBJECT TO RIGHTS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER PURCHASER; RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITY COMPANIES IN AND TO ANY PORTION OF THE LAND USED FOR UTILITY PURPOSES AND RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS, AND UNDERGROUND PIPES. SUBJECT TO THE RIGHT OF THE TENANTS IN POSSESSION OF THE SUBJECT COMMERCIAL PROPERTY.

01-04-309-014

### Step 4: Complete the requested information.

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





Declaration ID: 20250707944049  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RD2158

### Seller Information

BOCKHORST PROPERTIES, LLC

Seller's or trustee's name

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

1045 BRIDLEWOOD VALLEY POINTE

Street address (after sale)

HIGH RIDGE

City

MO

State

63049-1105

ZIP

314-223-7957

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

BARCOM PROPERTIES, LLC

Buyer's or trustee's name

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

5142 KENNET DR

Street address (after sale)

COLUMBIA

City

IL

State

62236-3462

ZIP

573-228-8201

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:

BARCOM PROPERTIES, LLC

Name or company

5142 KENNET DR

Street address

COLUMBIA

City

IL

State

62236-3462

ZIP

USA

Country

### Preparer Information

JAMI MILLER - BYRON CARLSON PETRI & KALB, LLC

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

411 SAINT LOUIS ST

Street address

EDWARDSVILLE

City

IL

State

62025-1907

ZIP

jlm@bcplaw.com

Preparer's email address (if available)

618-655-0600

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 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 41910  
Buildings 178175  
Total 220085

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

