



2025R02166

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1600 LEHMEN

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

12-006-011-50

5

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/26/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot 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

11 423,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607911821
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RO 2166

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	423,000.00
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	423,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	846.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	423.00
20	County tax stamps — multiply Line 18 by 0.25.	20	211.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	634.50

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

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 479.86 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°00', 633.26 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°00', 183.83 FEET TO THE NORTHERLY LINE OF NEW ILLINOIS STATE HIGHWAY 3 (240 FEET WIDE); THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF HIGHWAY 3 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3699.83 FEET AN ARC DISTANCE OF 700 FEET TO SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE 479.69 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL ROCK RIGHTS AND MINERAL 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 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.

17-10-100-025

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 R. AND DEANA TUDOR

Seller's or trustee's name

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

4631 N ZACHERY DR
Street address (after sale)

CHESTER
City

IL
State

62233-2924
ZIP

618-826-4161
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

RICHARD E. AND TONIA M. SELLERS

Buyer's or trustee's name

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

1600 LEHMEN DR
Street address (after sale)

CHESTER
City

IL
State

62233-2553
ZIP



Declaration ID: 20250607911821
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02166

618-979-9951

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:

RICHARD E. AND TONIA M.

SELLERS

1600 LEHMEN DR

Street address

CHESTER

City

IL

State

62233-2553

ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

F-6821

Preparer's file number (if applicable)

Escrow number (if applicable)

RED BUD

City

IL

State

62278-1525

ZIP

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 7960
Buildings 65780
Total 73740

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.

1 500 CHURCH

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

18-084-004-00

.23

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/1/2025
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

11 120,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250707932211
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02171

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		120,000.00
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		120,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		240.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		120.00
20 County tax stamps — multiply Line 18 by 0.25.	20		60.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		180.00

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

BLOCK THIRTY-THREE (33) IN SERVANT'S ADDITION TO THE CITY OF CHESTER, COUNTY OF RANDOLPH, STATE OF ILLINOIS, AS SHOWN BY PLAT DATED MAY 22, 1872, RECORDED MAY 23, 1872, IN PLAT RECORD "C" PAGE 94 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT AND EX OFFICIO RECORDER OF DEEDS FOR THE COUNTY OF RANDOLPH, STATE OF ILLINOIS.

AND A STRIP OF GROUND 25' FEET IN WIDTH FRONTING 25' ON CHURCH STREET AND BEING PARALLEL WITH AND ADJACENT OF LOT 1 OF BLOCK 33 SERVANT'S ADDITION TO THE CITY OF CHESTER AND EXTENDING THE FULL DEPTH OF AND PARALLEL TO SAID LOT 1, BEING THE NORTHWEST 25 FEET OF THAT PORTION OF LONG STREET VACATED BY THE CITY OF CHESTER, ILLINOIS BY ORDINANCE 872, RECORDED IN BOOK 299 AT PAGE 625 IN THE OFFICE OF THE RECORDER OF DEEDS, RANDOLPH COUNTY, ILLINOIS.

17-13-453-003

Step 4: Complete the requested information.

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

Seller Information

BERNADETTE DIGNAN LIVING TRUST

Seller's or trustee's name

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

20 RIDGE CREST DR
Street address (after sale)

CHESTERFIELD
City

MO
State

63017-2637
ZIP

314-000-0000

Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

MELISSA CROWTHER

Buyer's or trustee's name

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

510 CHURCH ST
Street address (after sale)

CHESTER
City

IL
State

62233-1511
ZIP

618-000-0000

Buyer's daytime phone

Phone extension

USA
Country

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



Declaration ID: 20250707932211
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02171

Mail tax bill to:

MELISSA CROWTHER 510 CHURCH ST CHESTER IL 62233-1511
Name or company Street address City State ZIP

Preparer Information

JASON COFFEY COFFEY - FISHER, KERKHOVER, COFFEY & GREMMELS

USA
Country

Preparer and company name 600 STATE ST
Street address
jcoffey@fkcgclaw.com
Preparer's email address (if available)

Preparer's file number (if applicable) CHESTER
City
618-826-5021
Preparer's daytime phone

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

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

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

To be completed by the Chief County Assessment Officer

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 3465
Buildings 13070
Total 16535

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: 20250707932211

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R02171

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
CHARLES N. DIGNAN, TRUSTEE	20 RIDGE CREST DRIVE	CHESTERFIELD	MO	630170000	3140000000	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 CHESTER ROAD

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

CHESTER

62233-0000

City or village

ZIP

T6S R6W

Township

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

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

07-054-005-00

.43

Acres

Yes

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 7/31/2025
Date

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

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

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

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated :
- b 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 1,200.00
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250707949765
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R002178

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			1,200.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			1,200.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			3.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			1.50
20	County tax stamps — multiply Line 18 by 0.25.	20			0.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			2.25

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

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF PETER JENSEN'S ADDITION TO THE TOWN OF RANDOLPH, NOW BREMEN, AS RECORDED IN PLAT BOOK "C", PAGE 76 OF THE RANDOLPH COUNTY RECORDS, THENCE NORTHERLY ALONG THE EAST LINE OF LOT 2 OF SAID PETER JENSEN'S ADDITION 45 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, THENCE CONTINUING NORTHERLY ON THE LAST DESCRIBED COURSE ALONG SAID EAST LINE OF LOT 2, 177.60 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS STATE HIGHWAY 150 (70 FEET WIDE), THENCE SOUTHWESTERLY ALONG THE RIGHT-OF-WAY LINE OF SAID ILLINOIS STATE HIGHWAY 150 TO THE MOST NORTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED DATED JANUARY 16, 2025, RECORDED JANUARY 16, 2025, IN BOOK 2025R00152 IN THE OFFICE OF THE RANDOLPH COUNTY RECORDER OF DEEDS, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID REAL ESTATE DESCRIBED IN SAID BOOK 2025R00152 A DISTANCE OF 117.2 FEET, THENCE EAST TO THE POINT OF BEGINNING.

PARCEL NO: PT. 07-054-005-00

PROPERTY ADDRESS: CHESTER ROAD
CHESTER, IL 62233

14-34-

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

LINDA BAUGHMAN

Seller's or trustee's name

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

4341 CHESTER RD
Street address (after sale)

CHESTER
City

IL
State

62233-3221
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 is true, correct, and complete.

Buyer Information

DENNIS R. KONTZ

Buyer's or trustee's name

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

4363 CHESTER RD
Street address (after sale)

CHESTER
City

IL
State

62233-3221
ZIP



Declaration ID: 20250707949765
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02178

618-708-0639

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:

DENNIS R. KONTZ

Name or company

4363 CHESTER RD

Street address

CHESTER

City

IL

State

62233-3221

ZIP

Preparer Information

R. JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

600 STATE ST

Street address

CHESTER

City

IL

State

62233-1634

ZIP

jkerkhover@gmail.com

Preparer's email address (if available)

618-826-5021

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 42 R 01
County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707949765

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02178

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
DAWN M. KONTZ	4363 CHESTER RD	CHESTER	IL	622330000	6182143804	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 401 E MOUND ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-111-007-00

0.18

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

8/1/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c X X Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	2.00
COUNTY STAMP FEE	1.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	83.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 2,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250707948000
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02179

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		2,000.00
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		2,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		4.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		2.00
20	County tax stamps — multiply Line 18 by 0.25.	20		1.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		3.00

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

LOT NINE (9) IN BLOCK ONE (1) OF OSAGE PLACE IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF DEEDED TO LYDIA JANE WILLIS AS SHOWN BY DEED DATED SEPTEMBER 4, 1929, AND RECORDED IN BOOK 94 OF DEEDS AT PAGE 516 IN THE OFFICE OF THE COUNTY RECORDER OF RANDOLPH COUNTY, ILLINOIS. TOGETHER WITH ALL OF SELLER'S RIGHTS, IF ANY, IN THE MOBILE HOME SITUATED THEREON.

10-06-129-008

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

PRISCILLA/D BOSTON

Seller's or trustee's name

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

PO BOX 37

Street address (after sale)

SPARTA

City

IL

State

62286-0037

ZIP

618-317-2079

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

ALEXIS BOSTON-HARRIS

Buyer's or trustee's name

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

1005 N MARKET ST

Street address (after sale)

SPARTA

City

IL

State

62286-1047

ZIP

636-399-5182

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:

ALEXIS BOSTON-HARRIS

Name or company

1005 N MARKET ST

Street address

SPARTA

City

IL

State

62286-1047

ZIP

Preparer Information

USA

Country



Declaration ID: 20250707948000
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02179

ARBEITER LAW OFFICES/GK

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 2395
Buildings 4755
Total 7150

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.

1 327 OPDYKE 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

18-028-011-00

0.16

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 7/31/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

7 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 11 155,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250707936784
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02185

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	155,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. 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	77.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	232.50

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

LOTS 21 AND 22 IN BLOCK 7 OF OPDYKE'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "C" AT PAGE 4, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, EXCEPT 80 FEET OFF THE NORTHWEST END.

Step 4: Complete the requested information.

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

Seller Information

TYLER C. SEARCH

Seller's or trustee's name: TYLER C. SEARCH
Seller's trust number (if applicable - not an SSN or FEIN):
1153 VALLE SPRING TRL
Street address (after sale):
SAINTE GENEVIEVE
City:
MO
State:
63670-2011
ZIP:
618-615-5511
Seller's daytime phone:
Phone extension:
USA
Country:

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

Buyer Information

ANGELA KENNER

Buyer's or trustee's name: ANGELA KENNER
Buyer's trust number (if applicable - not an SSN or FEIN):
327 OPDYKE ST
Street address (after sale):
CHESTER
City:
IL
State:
62233-1404
ZIP:
618-708-2389
Buyer's daytime phone:
Phone extension:
USA
Country:

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

Mail tax bill to:

ANGELA KENNER
Name or company:
327 OPDYKE ST
Street address:
CHESTER
City:
IL
State:
62233-1404
ZIP:
USA
Country:

Preparer Information



Declaration ID: 20250707936784
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02185

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

609 STATE ST

CHESTER

IL

62233-1635

Street address

City

State

ZIP

kandklaw@frontier.com

618-826-4561

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

To be completed by the Chief County Assessment Officer

1

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

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

Land _____

Buildings _____

Total _____

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707936784

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R02185

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
KACEY R. SEARCH						

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 DEERCREEK 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

19-130-018-00

0.25

Acres

Yes

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated : _____
b 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 9,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250707927672
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202502204

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		9,000.00
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		9,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		18.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		9.00
20	County tax stamps — multiply Line 18 by 0.25.	20		4.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		13.50

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

LOT ONE (1) OF PETER SCHRUMPF'S GREEN ACRES SUBDIVISION IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTH ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 7, TWELVE AND ONE-HALF (12-1/2) RODS; THENCE NORTH FIFTEEN (15') FEET ON SAID LINE AS POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 7, EIGHT AND ONE-HALF (8-1/2) RODS; THENCE NORTH PARALLEL TO SAID EAST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) ONE HUNDRED TWENTY FEET (120'); THENCE EAST PARALLEL TO SAID SOUTH LINE EIGHT AND ONE-HALF (8-1/2) RODS TO THE EAST LINE OF SAID SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼); THENCE SOUTH ON SAID EAST LINE ONE HUNDRED TWENTY (120') FEET TO THE POINT OF BEGINNING. SUBJECT TO A ROADWAY NOW ON EAST PART OF SAID DESCRIBED PROPERTY, NOT TO EXCEED THIRTY FEET (30') IN WIDTH, SITUATED IN RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

LARRY G HENDERSON

Seller's or trustee's name

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

100 PATRICIA ST
Street address (after sale)

SPARTA
City

IL
State

62286-1928
ZIP

618-443-5696
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

PATRICK ZWEIGART JR.

Buyer's or trustee's name

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

411 E HICKORY ST
Street address (after sale)

THAYER
City

IL
State

62689-0000
ZIP

618-910-4415
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: 20250707927672
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02204

Mail tax bill to:

PATRICK ZWEIGART JR. 411 E HICKORY ST THAYER IL 62689-0000
Name or company Street address City State ZIP

USA
Country

Preparer Information

- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707927672

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 ROD 204
2024

Additional Sellers Information

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

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ELIZABETH ZWEIGART						



Declaration ID: 20250607921135
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



DocId:8188045

Tx:4171166

RECORDED

08/06/2025 08:45 AM Pages: 2

2025R02212

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 MT. SUMMIT ROAD

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

CHESTER

62233-0000

City or village

ZIP

T7S R5W

Township

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

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

04-023-002-00

80.00

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."): X Warranty deed

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	35,122.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250607921135
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02212

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			35,122.00
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			35,122.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			71.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			35.50
20	County tax stamps — multiply Line 18 by 0.25.	20			17.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			53.25

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

AN UNDIVIDED ONE-FIFTH (1/5) INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4), THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4), THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), ALL IN SECTION NINETEEN (19); ALSO THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY (30), ALL IN TOWNSHIP SEVEN (7) SOUTH, RANGE FIVE (5) WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, CONTAINING IN ALL 351.22 ACRES MORE OR LESS.

EXCEPT

A PART OF SECTIONS 19 AND 30 IN TOWNSHIP 7 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, WHICH IS 130 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 19; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 860 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SECTION 19, A DISTANCE OF 330 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SECTION 19, A DISTANCE OF 860 FEET TO A POINT ON THE SOUTH LINE OF SECTION 19; THENCE EAST ALONG THE SOUTH LINE OF SECTION 19, A DISTANCE OF 200 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SECTION 30, A DISTANCE OF 280 FEET TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SECTION 19, A DISTANCE OF 550 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF SECTION 30, A DISTANCE OF 280 FEET TO A POINT IN THE SOUTH LINE OF SECTION 19; THENCE WEST ALONG THE SOUTH LINE OF SECTION 19, A DISTANCE OF 420 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 10 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS APPARENT OR OF RECORD.

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.

PRIOR DEED: 2019R00865

PERMANENT PARCEL NUMBER: 04-023-002-00; 04-023-008-00; 04-023-009-00;
04-023-011-00; 04-023-012-00; 04-023-007-00.

PROPERTY ADDRESS: MT. SUMMIT RD., CHESTER, IL 62233

Step 4: Complete the requested information.

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

Seller Information

RICHARD JOHNSON

Seller's or trustee's name

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

1302 RABBIT RUN CIR

Street address (after sale)

AUSTIN

City

TX

State

78734-2557

ZIP

512-633-2211

Seller's daytime phone

Phone extension

USA

Country



Declaration ID: 20250607921135
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02212

☒ Under penalties of perjury, I 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

RHONDA/G KERKHOVER

Buyer's or trustee's name

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

11452 MOUNT SUMMIT ROAD

Street address (after sale)

CHESTER

City

IL

State

62233-0000

ZIP

618-615-6805

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:

RHONDA/G KERKHOVER

Name or company

11452 MOUNT SUMMIT ROAD

Street address

CHESTER

City

IL

State

62233-0000

ZIP

USA

Country

Preparer Information

ARBEITER LAW OFFICES/GK

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

Street address

CHESTER

City

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

2

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

Land

Buildings

Total

3

Year prior to sale

4

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

Yes

No

5

Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250607921135

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02212

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
04-023-007-00	27.00	Acres	No

Personal Property Table



Declaration ID: 20250707923842
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



DocId:8188058

Tx:4171176

RECORDED

08/06/2025 12:24 PM Page: 3



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 302 N MULBERRY ST

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-019-005-00

80' x 121.7'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/4/2025
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20250707923842
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			110,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			110,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			220.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			110.00
20	County tax stamps — multiply Line 18 by 0.25.	20			55.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			165.00

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

LOTS 5 AND 6 IN BLOCK 1 IN MRS. N.C. HALL'S FIRST ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED OCTOBER 12, 1903, IN PLAT BOOK "G" AT PAGE 15 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.

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

SHELBY R. ANDERSON

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
4546 SINGER RD	ELLIS GROVE	IL	62241-1752
Street address (after sale)	City	State	ZIP
618-708-2983	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

TYLER S. MARKLEY

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
302 N MULBERRY ST	STEELEVILLE	IL	62288-1523
Street address (after sale)	City	State	ZIP
618-708-0566	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:

TYLER S. MARKLEY	302 N MULBERRY ST	STEELEVILLE	IL	62288-1523
Name or company	Street address	City	State	ZIP



Declaration ID: 20250707923842
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02217

Preparer Information

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

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

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

Extended legal description	Form PTAX-203-A
Itemized list of personal property	Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



2025R02219

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	310.00
COUNTY STAMP FEE	155.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 545.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 4207 GLOBER

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

07-045-004-50

4.48

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/5/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest

☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

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

Date

☐ Demolition/damage

☐ Additions

☐ Major remodeling

☐ New construction

☐ Other (specify): _____

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract

year contract initiated: _____

b ☐ Sale between related individuals or corporate affiliates

c ☐ Transfer of less than 100 percent interest

d ☐ Court-ordered sale

e ☐ Sale in lieu of foreclosure

f ☐ Condemnation

g ☐ Short sale

h ☐ Bank REO (real estate owned)

i ☐ Auction sale

j ☐ Seller/buyer is a relocation company

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

l ☐ Buyer is a real estate investment trust

m ☐ Buyer is a pension fund

n ☐ Buyer is an adjacent property owner

o ☐ Buyer is exercising an option to purchase

p ☐ Trade of property (simultaneous)

q ☐ Sale-leaseback

r ☐ Other (specify): _____

s ☒ Homestead exemptions on most recent tax bill:

1 General/Alternative 6,000.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 310,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250707927681

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			310,000.00
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			310,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			620.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			310.00
20	County tax stamps — multiply Line 18 by 0.25.	20			155.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			465.00

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE EAST ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE INTERSECTION WITH THE WEST BOUNDARY LINE OF THE COUNTY ROAD LOCATED THEREON; THENCE NORTHEAST ALONG THE WEST BOUNDARY LINE OF SAID COUNTY ROAD A DISTANCE OF 400 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE WEST LINE THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 5 ACRES, MORE OR LESS

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

Step 4: Complete the requested information.

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

Seller Information

ANGIE M. AND RYAN DAVIS

Seller's or trustee's name

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

105 BRIAN ST

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1537

ZIP

618-615-2532

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

MATHEW M. AND BRANDI R. HOLDMAN

Buyer's or trustee's name

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

4207 GLOBER RD

Street address (after sale)

CHESTER

City

IL

State

62233-3015

ZIP

618-317-7890

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: 20250707927681
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02219

Mail tax bill to:

MATHEW M. AND BRANDI R. 4207 GLOBER RD CHESTER IL 62233-3015
Name of company Street address City State ZIP

USA
Country

Preparer Information

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

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

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

To be completed by the Chief County Assessment Officer																															
<p>1</p> <table border="1"><thead><tr><th>County</th><th>Township</th><th>Class</th><th>Cook-Minor</th><th>Code 1</th><th>Code 2</th></tr></thead><tbody><tr><td colspan="6">2 Board of Review's final assessed value for the assessment year prior to the year of sale.</td></tr><tr><td colspan="6">Land</td></tr><tr><td colspan="6">Buildings</td></tr><tr><td colspan="6">Total</td></tr></tbody></table>	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						<p>3 Year prior to sale</p> <p>4 Does the sale involve a mobile home assessed as real estate? Yes No</p> <p>5 Comments</p>
County	Township	Class	Cook-Minor	Code 1	Code 2																										
2 Board of Review's final assessed value for the assessment year prior to the year of sale.																															
Land																															
Buildings																															
Total																															
Illinois Department of Revenue Use	Tab number																														



Declaration ID: 20250707927681
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



Declaration ID: 20250707939707
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp



DocId:8188064

Tx:4171176

RECORDED

08/06/2025 12:24 PM Pages: 3

2025R02221

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	180.00
COUNTY STAMP FEE	90.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	350.00



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 324 W. BROADWAY

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-008-001-00

67.3 X 162'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/5/2025
Date

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

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

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

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

Current Intended

- a ☐ Land/lot only
b ☐ Residence (single-family, condominium, townhome, or duplex)
c ☐ Mobile home residence
d ☐ Apartment building (6 units or less) No. of units: _____
e ☐ Apartment building (over 6 units) No. of units: _____
f ☐ Office
g ☐ Retail establishment
h ☒ ☒ Commercial building (specify): PHARMACY
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 11 180,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250707939707
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 type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	180,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <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	180,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	360.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	180.00
20	County tax stamps — multiply Line 18 by 0.25.	20	90.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	270.00

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

CONVEYS PART OF LOTS 37, 38, 43 AND 44 IN BLOCK 3 OF ALMA ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED MAY 31, 1860, IN PLAT BOOK "C" AT PAGE 61 IN THE OFFICE OF THE CLERK AND RECORDER OF RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: 37 1/3 FEET OFF THE WEST SIDE OF LOTS 37 AND 38 AND 30 FEET OFF OF THE EAST SIDE OF LOTS 43 AND 44, ALL IN BLOCK 3 OF ALMA ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, EXCEPTING THE NORTH 1 FOOT OF LOTS 37 AND 44. SUBJECT TO RIGHTS RESERVED BY WARRANTY DEED DATED SEPTEMBER 24, 1951 AND RECORDED OCTOBER 1, 1951 IN BOOK 153 PAGE 229 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, MADE BY ROY D. MEYER, A SINGLE MAN TO AUGUST F. HEINE AND OLGA D. HEINE, HIS WIFE, AS JOINT TENANTS.

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

Step 4: Complete the requested information.

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

Seller Information

CSGS, LLC

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
755 S NEW BALLAS RD	SAINT LOUIS	MO	63141-8703
Street address (after sale)	City	State	ZIP
314-960-7300	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

1785 E. VIENNA LLC

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
755 S NEW BALLAS RD STE 260	SAINT LOUIS	MO	63141-8744
Street address (after sale)	City	State	ZIP
573-651-5250	USA		
Buyer's daytime phone	Country		

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



Declaration ID: 20250707939707
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02221

Mail tax bill to:

1785 E. VIENNA LLC 755 S NEW BALLAS RD STE 260 SAINT LOUIS MO 63141-8744
Name or company Street address City State ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707939707
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



2025R02224

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	305.00
COUNTY STAMP FEE	152.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	537.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1022 THOMAS

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

13-141-025-50

150'X125'X39

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/4/2025
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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



Declaration ID: 20250807950652
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	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	305,000.00
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	305,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	610.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	305.00
20	County tax stamps — multiply Line 18 by 0.25.	20	152.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	457.50

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

LOT 16 IN "PLAT 3 OF SOUTHWEST ACRES SUBDIVISION I THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS"; AS SHOWN ON THE PLAT FILED OF RECORD IN PLAT CABINET 6 JACKET 43 ON JULY 16, 1990 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.

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

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

Step 4: Complete the requested information.

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

Seller Information

STEVEN J. AND MARIJO A. KLINGLER

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
115 S TAYLOR ST	RED BUD	IL	62278-0000
Street address (after sale)	City	State	ZIP
618-363-3544	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

JOHN R. AND KIMBERLY S. VALENTINE

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
1022 THOMAS DR	RED BUD	IL	62278-2303
Street address (after sale)	City	State	ZIP
618-410-0349	USA		
Buyer's daytime phone	Country		

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



Declaration ID: 20250807950652
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02224

Mail tax bill to:

JOHN R. AND KIMBERLY S. 1022 THOMAS DR RED BUD IL 62278-2303
Name of company Street address City State ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

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



Declaration ID: 20250807950652
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



Declaration ID: 20250607906860
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued
Tx: 4171193



RECORDED
08/07/2025 09:16 AM Pages: 3



PTAX-203
Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 1705 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

Primary PIN	Lot size or acreage	Unit	No Split Parcel
18-105-005-00	0.11	Acres	No

4 Date of instrument: 8/6/2025
Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

a ☐ 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	103,000.00
12a Amount of personal property included in the purchase	12a	0.00

100



Declaration ID: 20250607906860

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02230

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	103,000.00
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	103,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	206.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	103.00
20	County tax stamps — multiply Line 18 by 0.25.	20	51.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	154.50

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

ALL OF LOT 15 IN BLOCK 6 IN FAIRVIEW ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AND 5 FEET OFF THE EAST SIDE OF LOT 14, BLOCK 6 IN FAIRVIEW ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, SAID 5 FEET ADJOINING LOT 15 FRONTING 5 FEET ON STATE STREET AND EXTENDING TO THE FULL DEPTH OF SAID LOT 14 TO A 15-FOOT ALLEY IN THE REAR.

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

BRANDI E. SCHROEDER

Seller's or trustee's name

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

3660 UNION SCHOOL RD

Street address (after sale)

CHESTER

City

IL

State

62233-3002

ZIP

618-615-3733

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

BARBARA BAUGHMAN

Buyer's or trustee's name

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

1705 STATE ST

Street address (after sale)

CHESTER

City

IL

State

62233-1012

ZIP

618-615-6290

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:

BARBARA BAUGHMAN

Name or company

1705 STATE ST

Street address

CHESTER

City

IL

State

62233-1012

ZIP

USA

Country

Preparer Information



Declaration ID: 20250607906860
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02230

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

609 STATE ST

CHESTER

IL

62233-1635

Street address

City

State

ZIP

kandklaw@frontier.com

618-826-4561

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land _____

Buildings _____

Total _____

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250607906860

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R02230

Additional Sellers Information

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

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 600 EAST MAIN STREET

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-067-017-00

120' X 127'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/7/2025
Date

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

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

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

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

Current Intended

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

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 25,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250707935213
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02233

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			25,000.00
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			25,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			50.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			25.00
20	County tax stamps — multiply Line 18 by 0.25.	20			12.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			37.50

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

LOTS TWO (2) AND THREE (3) IN BLOCK TWO (2) IN GARDNER'S ADDITION TO THE CITY OF SPARTA, COUNTY OF RANDOLPH, STATE OF ILLINOIS, AS SHOWN BY PLAT DATED JUNE 16, 1859, AND RECORDED IN PLAT BOOK "C" AT PAGE 59 IN THE OFFICE OF THE RECORDER OF DEEDS OF RANDOLPH COUNTY, ILLINOIS.

EXCEPTING THEREFROM, THE SOUTH FIFTEEN (15) FEET TO THE LOTS TWO (2) AND THREE (3) IN BLOCK TWO (2) THEREOF.

Step 4: Complete the requested information.

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

Seller Information

IL DISTRICT CHURCH OF THE NAZARENE

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
PO BOX 183 _____ BETHALTO _____ IL _____ 62010-0183
Street address (after sale) _____ City _____ State _____ ZIP _____
618-717-0381 _____
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

RICHARD M. W. HOLLEY

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
33293 MATTHEWSTOWN RD _____ EASTON _____ MD _____ 21601-6721
Street address (after sale) _____ City _____ State _____ ZIP _____
786-897-7086 _____
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:

RICHARD M. W. HOLLEY _____ 33293 MATTHEWSTOWN RD _____ EASTON _____ MD _____ 21601-6721
Name or company _____ Street address _____ City _____ State _____ ZIP _____
USA _____
Country _____



Declaration ID: 20250707935213
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02233

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name

600 STATE ST

Street address

jasoncoffey191@gmail.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

618-826-5021

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62233-1634

ZIP

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number

2025R02235

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	50.00
COUNTY STAMP FEE	25.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 155.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1111 HIGH

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

18-060-014-00

0.14

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 ☒ 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 50,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250707941883
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02235

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

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

LOT 1, BLOCK 32, SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "B", PAGE 23, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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 NEIL MCDONOUGH, TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED MARCH 7, 2024, KNOWN AS THE BRUCE NEIL MCDONOUGH TRUST

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

DANIEL I. JONES, JR.

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
1111 HIGH ST _____ CHESTER _____ IL _____ 62233-1535
Street address (after sale) _____ City _____ State _____ ZIP _____
618-201-5735 _____
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:

DANIEL I. JONES, JR. _____ 1111 HIGH ST _____ CHESTER _____ IL _____ 62233-1535
Name or company _____ Street address _____ City _____ State _____ ZIP _____
USA _____
Country _____

Preparer Information



Declaration ID: 20250707941883
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02235

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.

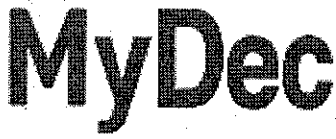
Identify any required documents submitted with this form. (Mark with an "X.") _____ Extended legal description _____ Form PTAX-203-A
_____ Itemized list of personal property _____ Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707941883

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02235

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ASHLEY G. JONES					5732711117	



Declaration ID: 20250707947814
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



DocId:8188105
Tx:4171206

RECORDED

08/07/2025 01:37 PM Pages: 3



PTAX-203

Illinois Real Estate
Transfer Declaration

2025R02237

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	12.00
COUNTY STAMP FEE	6.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	98.00

Step 1: Identify the property and sale information.

1 8072 PAUTLER RD

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

EVANSVILLE

62242-0000

City or village

ZIP

T5S R7W

Township

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

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

10-022-016-00

7.6000

Acre

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

7/31/2025

Date

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

X Quit claim deed Executer deed Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 12,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250707947814
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			12,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			12,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			24.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			12.00
20	County tax stamps — multiply Line 18 by 0.25.	20			6.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			18.00

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

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE LAND DESCRIBED IN A CERTAIN DEED FROM HENRY D. NOELKER TO THE TRUSTEES OF PRESTON CEMETERY, DATED JANUARY 20, 1925, RECORDED IN BOOK 90 AT PAGE 174, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE LAND DESCRIBED IN A CERTAIN WARRANTY DEED FROM CHARLES HENRY JUNG, SOLE DESCENDANT OF HENRY GENE JUNG, DECEASED TO GLENDA S. ZANDERS, DATED DECEMBER 11, 2018 AND RECORDED JANUARY 2, 2019 AS DOCUMENT NO. 2019R00011, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

RESERVING UNTO THE GRANTORS AND THEIR HEIRS ALL GAS, OIL, AND OTHER MINERALS IN AND UNDER THE ABOVE DESCRIBED REAL ESTATE.

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.

Step 4: Complete the requested information.

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

Seller Information

CHARLES HENRY JUNG

Seller's or trustee's name

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

114 CLIFFORD DR

Street address (after sale)

CHESTER

City

IL

State

62233-2833

ZIP

618-407-1914

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 W. WALTER

Buyer's or trustee's name

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

8585 WRIGHT RD

Street address (after sale)

WALSH

City

IL

State

62297-1125

ZIP

618-615-6929

Buyer's daytime phone

Phone extension

USA

Country

Tab number



Declaration ID: 20250707947814
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



PTAX-203

Illinois Real Estate Transfer Declaration

2025R02238

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	50.00
COUNTY STAMP FEE	25.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	155.00

Step 1: Identify the property and sale information.

1 1002 OLIVE

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

EVANSVILLE

62242-0000

City or village

ZIP

T5S R8W

Township

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

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

14-063-008-00

0.13

Acre

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/1/2025
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 50,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250507989539
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			50,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			50,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			100.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			50.00
20	County tax stamps — multiply Line 18 by 0.25.	20			25.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			75.00

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

SEVENTY (70) FEET OFF THE EAST SIDE OF LOT ONE (1) IN BLOCK "C" OF CHESTNUTWOOD'S ADDITION TO THE TOWN, NOW VILLAGE OF EVANSVILLE, RANDOLPH COUNTY, ILLINOIS.

AND

SEVENTY (70) FEET OFF THE EAST SIDE OF LOT FOUR (4) IN BLOCK "C" OF CHESTNUTWOOD'S ADDITION TO THE TOWN, NOW VILLAGE OF EVANSVILLE, RANDOLPH COUNTY, ILLINOIS.

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

Step 4: Complete the requested information.

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

Seller Information

ERIK JAKOBSEN

Seller's or trustee's name

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

1016 N VAN BUREN ST

Street address (after sale)

MARION

City

IL

State

62959-2258

ZIP

618-694-1023

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

BRANDON KEMPFER

Buyer's or trustee's name

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

1002 OLIVE ST

Street address (after sale)

EVANSVILLE

City

IL

State

62242-1984

ZIP

618-317-0135

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.

Tab number



Declaration ID: 20250507989539
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



Declaration ID: 20250507989539
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R022238

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
14-063-010-00	0.13	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

2025R02240

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	222.50
COUNTY STAMP FEE	111.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	413.75

Step 1: Identify the property and sale information.

1 515 S EIGHTH ST
Street address of property (or 911 address, if available)
COULTERVILLE 62237-0000
City or village ZIP

T4S R5W
Township

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

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

<u>16-043-009-00</u>	<u>0.33</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/1/2025
Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	<u>222,500.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250707946988

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			222,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			222,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			445.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			222.50
20	County tax stamps — multiply Line 18 by 0.25.	20			111.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			333.75

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

PARCEL 1:

LOT 2 IN JOHN R. MILES' FIRST ADDITION TO THE VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS AS SHOWN BY PLAT RECORDED ON JANUARY 14, 1976 IN PLAT CABINET 5, JACKET 26 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, EXCEPT COAL, 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.

PARCEL 2:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF COULTERVILLE, COUNTY OF RANDOLPH, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF JOHN R. MILES FIRST ADDITION TO COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, THENCE SOUTHERLY ON THE WEST LINE OF LOT ONE IN SAID JOHN R. MILES FIRST ADDITION, A DISTANCE OF 119.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT ONE AND THE POINT OF BEGINNING FOR THE DESCRIPTION: THENCE WESTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 89°48'30", A DISTANCE OF 260.00 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 89°48'30", A DISTANCE OF 169.84 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 90°12'30", A DISTANCE OF 260.00 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 89°47'30", A DISTANCE OF 169.84 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE IRON PIN SITUATED 20 FEET WEST AND 10 FEET NORTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF 8TH STREET AND MILL STREET, VILLAGE OF COULTERVILLE, RANDOLPH COUNTY, ILLINOIS, THENCE NORTH 50 FEET, THENCE WEST 140 FEET, THENCE SOUTH 50 FEET, THENCE EAST 140 FEET TO THE POINT OF BEGINNING. ALL COAL UNDERLYING THE ABOVE DESCRIBED PROPERTY PREVIOUSLY SOLD, HOWEVER ALL OTHER OIL AND MINERAL RIGHTS ARE RETAINED, EXCEPT A ONE-HALF INTEREST IN ALL OIL AND GAS PRODUCED AND REMOVED BEING RESERVED TO M.M. AND ANNA B. HILLYARD, AS PROVIDED IN DEED DATED JANUARY 14, 1952.

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

Step 4: Complete the requested information.

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

Seller Information

DONALD G. AVERBECK, JR.

Seller's or trustee's name

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



Declaration ID: 20250707946988
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02240

10681 BOYD RD
Street address (after sale)

COULTERVILLE
City

IL
State

62237-1101
ZIP

618-781-2406
Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

JACOB DYSON

Buyer's or trustee's name

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

515 S 8TH ST
Street address (after sale)

COULTERVILLE
City

IL
State

62237-1571
ZIP

618-317-1486
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:

JACOB DYSON
Name or company

515 S 8TH ST
Street address

COULTERVILLE
City

IL
State

62237-1571
ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST
Street address

RED BUD
City

IL
State

62278-1525
ZIP

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

618-282-3866
Preparer's daytime phone

Phone extension

USA
Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707946988
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



Declaration ID: 20250707946988

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02240

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
16-043-058-50	1.01	Acres	No
16-043-057-50	0.14	Acres	No

Personal Property Table



Declaration ID: 20250607903217
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



RECORDED

08/07/2025 01:37 PM Pages: 3



PTAX-203

Illinois Real Estate Transfer Declaration

2025R02242

MELANTE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

Step 1: Identify the property and sale information.

1 203 E SECOND ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-114-012-00

0.23

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

8/4/2025

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

11 142,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607903217

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		142,000.00	
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		142,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		284.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		142.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		71.00	
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		213.00	

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

LOT 1 IN BLOCK 1 OF C.S. HENDERSON'S FIRST ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS.

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

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

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

BLAKE R. AND BRIANNA L. GEORGE

Seller's or trustee's name

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

308 S EAST ST
Street address (after sale)PINCKNEYVILLE
CityIL
State62274-1406
ZIP618-615-5803
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**

CHERI LYN SCHMITZ

Buyer's or trustee's name

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

203 E 2ND ST
Street address (after sale)SPARTA
CityIL
State62286-1824
ZIP830-446-0516
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:**CHERI LYN SCHMITZ
Name or company203 E 2ND ST
Street addressSPARTA
CityIL
State62286-1824
ZIP



Declaration ID: 20250607903217
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02242

Preparer Information

USA

Country

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

RED BUD

IL

62278-1525

Street address

City

State

ZIP

cooperlieferlaw@gmail.com

618-282-3866

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number

2025R02244

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	192.00
COUNTY STAMP FEE	96.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	368.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 3704 WELGE RD

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

STEELEVILLE

62288-0000

City or village

ZIP

T7S 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

04-008-019-00

6

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

- 4 Date of instrument: 8/1/2025
Date

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

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

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

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

Current Intended

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

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

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

- 10 Identify only the items that apply to this sale.

- a Fullfillment of installment contract
year contract initiated:
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest
d Court-ordered sale
e Sale in lieu of foreclosure
f Condemnation
g Short sale
h Bank REO (real estate owned)
i Auction sale
j Seller/buyer is a relocation company
k Seller/buyer is a financial institution or government agency
l Buyer is a real estate investment trust
m Buyer is a pension fund
n Buyer is an adjacent property owner
o Buyer is exercising an option to purchase
p Trade of property (simultaneous)
q Sale-leaseback
r Other (specify):
s 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 11 192,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250707923370
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			192,000.00
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			192,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			384.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			192.00
20	County tax stamps — multiply Line 18 by 0.25.	20			96.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			288.00

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

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, LYING EAST OF THE CENTERLINE OF THE PUBLIC ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST A DISTANCE OF 951.00 FEET, MORE OR LESS TO A POINT IN A FENCE CORNER ON THE SOUTH LINE OF AFORESAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 19° 16' 56" EAST A DISTANCE OF 505.40 FEET TO A POINT; THENCE NORTH 75° 14' 09" WEST, A DISTANCE OF 649.55 FEET ALONG AND WITH A PARTIAL FENCE ROW TO THE CENTERLINE OF WELGE ROAD; THENCE SOUTHEASTERLY ALONG AND WITH THE CENTERLINE OF SAID WELGE ROAD A DISTANCE OF 695 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE EAST ALONG AND WITH THE AFORESAID SOUTH HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 250.00 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.

Step 4: Complete the requested information.

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

Seller Information

DAVID L. FEDDERKE

Seller's or trustee's name

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

3704 WELGE RD

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2930

ZIP

618-615-7938

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

JESSE FEDDERKE

Buyer's or trustee's name

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

3704 WELGE RD

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2930

ZIP

618-317-3220

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250707923370
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02244

☒ Under penalties of perjury, I 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:

JESSE FEDDERKE 3704 WELGE RD STEELEVILLE IL 62288-2930
Name or company Street address City State ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707923370

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02258

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.90
RECORDING FEE	31.15
STATE STAMP FEE	80.00
COUNTY STAMP FEE	40.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 200.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 506 S SPARTA

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-035-008-00

60' X 120'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/5/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

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 13,000.00

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 80,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250807950767

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			80,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			80,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			160.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			80.00
20	County tax stamps — multiply Line 18 by 0.25.	20			40.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			120.00

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

LOT 3 IN BLOCK 1, DYHER'S FIRST ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS.

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

Step 4: Complete the requested information.

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

Seller Information

DEBORAH KAY DIERKS ACTING BY AND THROUGH HER POA, JOSEPH A. DIERKS

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
7061 BLACK HORSE DR	O FALLON	MO	63368-6207
Street address (after sale)	City	State	ZIP
618-317-6074	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**

LUCAS JAMES BROOKS

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
506 S SPARTA ST	STEELEVILLE	IL	62288-2129
Street address (after sale)	City	State	ZIP
618-708-6083	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:**

LUCAS JAMES BROOKS	506 S SPARTA ST	STEELEVILLE	IL	62288-2129
Name or company	Street address	City	State	ZIP

Preparer Information

USA
Country



Declaration ID: 20250807950767
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02258

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 10918 HUNTFIELD RD

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

RED BUD

62278-0000

City or village

ZIP

T4S R8W

Township

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

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

13-007-008-00

7.26

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

8/6/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest

☐ Other (specify):

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

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

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

Current Intended

a ☒ ☒ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

AUTOMATION FEE 11.19
GIS TREASURER 15.00
GIS COUNTY CLERK FEE 1.00
RECORDING FEE 31.15
STATE STAMP FEE 175.00
COUNTY STAMP FEE 97.50
RHSPC 13.00
RECORDERS DOCUMENT STORAGE 3.66

Total: 342.50

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

Date

☐ Demolition/damage

☐ Additions

☐ Major remodeling

☐ New construction

☐ Other (specify): _____

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract
year contract initiated: _____

b ☐ Sale between related individuals or corporate affiliates

c ☐ Transfer of less than 100 percent interest

d ☐ Court-ordered sale

e ☐ Sale in lieu of foreclosure

f ☐ Condemnation

g ☐ Short sale

h ☐ Bank REO (real estate owned)

i ☐ Auction sale

j ☐ Seller/buyer is a relocation company

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

l ☐ Buyer is a real estate investment trust

m ☐ Buyer is a pension fund

n ☐ Buyer is an adjacent property owner

o ☐ Buyer is exercising an option to purchase

p ☐ Trade of property (simultaneous)

q ☐ Sale-leaseback

r ☐ Other (specify): _____

s ☐ Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 175,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250807953293
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			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.

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, THENCE NORTH 00 09' 40" WEST A DISTANCE OF 423.17 FEET, ALSO KNOWN AS THE POINT OF BEGINNING, THENCE SOUTH 88 38' 57" EAST A DISTANCE OF 846.29 FEET, THENCE NORTH 00 40' 58" EAST A DISTANCE OF 268.50 FEET, THENCE NORTH 89 07' 46" WEST A DISTANCE OF 362.02 FEET, THENCE NORTH 00 19' 20" EAST A DISTANCE OF 186.72 FEET, THENCE NORTH 89 07' 41" WEST A DISTANCE OF 489.64 FEET, THENCE SOUTH 00 09' 40" EAST A DISTANCE OF 448.20 FEET TO THE POINT OF BEGINNING, CONTAINING 7.25 ACRES MORE OR LESS.

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.

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

JYNEANE ANN STELLHORN, SUCCESSOR TRUSTEE OF THE LEROY A. GUEBERT TRUST AND THE DELORES F. GUEBERT TRUST

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
5467 RICHFIELD RD RED BUD IL 62278-4525
Street address (after sale) _____ City _____ State _____ ZIP _____
618-604-9632 _____
Seller's daytime phone _____ Phone extension _____ USA _____
Country _____

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

Buyer Information

MARK AND CHRISTINE HATFIELD

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
8411 AMES RD PRAIRIE DU ROCHER IL 62277-1931
Street address (after sale) _____ City _____ State _____ ZIP _____
618-791-8535 _____
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: 20250807953293
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02260

Mail tax bill to:

MARK AND CHRISTINE HATFIELD 8411 AMES RD PRAIRIE DU ROCHER IL 62277-1931
Name or company Street address City State ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250807953293
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 410 N MAIN ST

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

RED BUD

62278-0000

City or village

ZIP

T4S R8W

Township

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

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

13-114-004-00

82.5' X 140'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/7/2025
Date

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

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 120,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250807954494
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		120,000.00	
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		120,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		240.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		120.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		60.00	
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		180.00	

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

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; SOMETIMES DESCRIBED AS LOT 2 AND THE SOUTH HALF OF LOT 3 IN BLOCK "P" OF DIECKMANN'S SUBDIVISION IN THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF MAIN STREET, 60 FEET NORTH OF THE NORTH LINE OF MILL STREET IN THE CITY OF RED BUD; THENCE NORTH ALONG THE EAST LINE OF MAIN STREET 82 1/2 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF MILL STREET 140 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF MAIN STREET 82 1/2 FEET; THENCE WEST 140 FEET TO THE POINT OF BEGINNING.

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

Step 4: Complete the requested information.

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

Seller Information

CHRISTOPHER P. REMICK

Seller's or trustee's name

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

4874 LORDS CORNER LN

Street address (after sale)

RED BUD

City

IL

State

62278-3372

ZIP

618-570-9674

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

FLIP FLOP PROPERTIES, LLC

Buyer's or trustee's name

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

4830 POWELL DR

Street address (after sale)

RED BUD

City

IL

State

62278-2912

ZIP

618-202-8611

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: 20250807954494
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02280

Mail tax bill to:

FLIP FLOP PROPERTIES, LLC 4830 POWELL DR RED BUD IL 62278-2912
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250807954494
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1610 SWANWICK 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

18-045-006-00	.13	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/8/2025
Date

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

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

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

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

Current Intended

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	126.00
COUNTY STAMP FEE	63.00
RHSPC	15.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	269.00

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	8,000.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	1,270.00

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	126,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807952942
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02289

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	126,000.00
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	126,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	252.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	126.00
20	County tax stamps — multiply Line 18 by 0.25.	20	63.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	189.00

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

LOT 6 IN BLOCK 9 OF SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

ROBERT MCCLENDON JR.

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
6429 STALLION DR	IMPERIAL	MO	63052-4144
Street address (after sale)	City	State	ZIP
314-762-8976	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

SONNY N. & SHIRLEY A. NAX

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
1610 SWANWICK ST	CHESTER	IL	62233-1015
Street address (after sale)	City	State	ZIP
636-322-8891	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:

SONNY N. & SHIRLEY A. NAX	1610 SWANWICK ST	CHESTER	IL	62233-1015
Name or company	Street address	City	State	ZIP
		USA		
		Country		

Preparer Information

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



Declaration ID: 20250807952942

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02289

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

County Township Class Cook-Minor Code 1 Code 2

2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



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



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 3811 COMMON SCHOOL LN

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. 2

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

15-013-007-00	1.5	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/10/2024
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

- a X Fulfillment of installment contract
year contract initiated : 2024
b ☐ Sale between related individuals or corporate affiliates
c ☐ Transfer of less than 100 percent interest
d ☐ Court-ordered sale
e ☐ Sale in lieu of foreclosure
f ☐ Condemnation
g ☐ Short sale
h ☐ Bank REO (real estate owned)
i ☐ Auction sale
j ☐ Seller/buyer is a relocation company
k ☐ Seller/buyer is a financial institution or government agency
l ☐ Buyer is a real estate investment trust
m ☐ Buyer is a pension fund
n ☐ Buyer is an adjacent property owner
o ☐ Buyer is exercising an option to purchase
p ☐ Trade of property (simultaneous)
q ☐ Sale-leaseback
r ☐ Other (specify): _____
s 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	340,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250707943093
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02303

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			340,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			340,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			680.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			340.00
20	County tax stamps — multiply Line 18 by 0.25.	20			170.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			510.00

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

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT TWENTY-EIGHT (28) OF THE PRAIRIE DU ROCHER COMMONS IN TOWNSHIP 5 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE RUNNING NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 28, A DISTANCE OF 280 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHERLY LINE OF LOT 28, A DISTANCE OF 265 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF LOT 28, A DISTANCE OF 280 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 28, A DISTANCE OF 265 FEET TO THE PLACE OF BEGINNING AND BEING A TRACT OF LAND 280 FEET NORTHERLY AND SOUTHERLY BY 265 FEET EASTERLY AND WESTERLY IN THE SOUTHEAST CORNER OF LOT 28 OF THE PRAIRIE DU ROCHER COMMONS IN TOWNSHIP 5 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, SUBJECT TO LEASE AGREEMENT RECORDED AS DOCUMENT NO 2009R04903 BETWEEN ROBERT F. BIELEFELD AND MARY L. BIELEFELD AND A. DALE ANDERSON & ASSOCIATES, INC., D/B/A ADA RESOURCES.

PIN: 15-013-007-00

AND

A PART OF LOT 28 OF THE COMMONS OF PRAIRIE DU ROCHER, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 28 OF THE COMMONS OF PRAIRIE DU ROCHER, RANDOLPH COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY SIDE OF SAID LOT A DISTANCE OF 1014.0 FEET TO A POINT; THENCE SOUTHWESTERLY A DISTANCE OF 1313.5 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF AFORESAID LOT 28, WHICH POINT IS 1031.0 FEET NORTHWEST OF THE MOST SOUTHERLY CORNER OF SAID LOT 28; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 28, 1031.0 FEET TO THE MOST SOUTHERLY CORNER OF LOT 28; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY SIDE OF SAID LOT 28 A DISTANCE OF 1313.5 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART HERETOFORE CONVEYED TO ROBERT F. BIELEFELD AND MARY LOU BIELEFELD BY DEED DATED JUNE 7, 1963 AND RECORDED IN DEED RECORD 207 AT PAGE 440 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT TWENTY-EIGHT (28) OF THE PRAIRIE DU ROCHER COMMONS IN TOWNSHIP 5 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE RUNNING NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 28, A DISTANCE OF 280 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHERLY LINE OF LOT 28, A DISTANCE OF 265 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF LOT 28, A DISTANCE OF 280 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 28, A DISTANCE OF 265 FEET TO THE PLACE OF BEGINNING AND BEING A TRACT OF LAND 280 FEET NORTHERLY AND SOUTHERLY BY 265 FEET EASTERLY AND WESTERLY IN THE SOUTHEAST CORNER OF LOT 28 OF THE PRAIRIE DU ROCHER COMMONS IN TOWNSHIP 5 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, SUBJECT TO LEASE AGREEMENT RECORDED AS DOCUMENT NO 2009R04903 BETWEEN ROBERT F. BIELEFELD AND MARY L. BIELEFELD AND A. DALE ANDERSON & ASSOCIATES, INC., D/B/A ADA RESOURCES, SAID TRACT CONTAINING 29 ACRES. ALL IN TOWNSHIP 5 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

PIN: 15-013-006-50

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 F. BIELEFELD

Seller's or trustee's name

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



Declaration ID: 20250707943093
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02303

3811 COMMON SCHOOL LN
Street address (after sale)

PRAIRIE DU ROCHER
City

IL
State

62277-2433
ZIP

618-284-3341

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

TAIT LAND, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

Buyer's or trustee's name

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

7381 STAMM HOLLOW RD
Street address (after sale)

EVANSVILLE
City

IL
State

62242-1410
ZIP

314-607-2400

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:

TAIT LAND, LLC AN ILLINOIS
LIMITED LIABILITY COMPANY

7381 STAMM HOLLOW RD
Street address

EVANSVILLE
City

IL
State

62242-1410
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

County Township Class Cook-Minor Code 1 Code 2

2

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

Land

Buildings

Total

3

Year prior to sale

4

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

5

Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707943093
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02303

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
15-013-006-50	28.5	Acres	No

Personal Property Table



Declaration ID: 20250707943093

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02303

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
MARY LOU BIELEFELD	3811 COMMON SCHOOL LANE	PRAIRIE DU ROCHER	IL	622770000		USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 806 MINE

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

03-062-002-00	0.36	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/12/2025
Date

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

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

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

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

Current Intended

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

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

<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	47,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807953000
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R023060

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			47,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			47,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			95.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			47.50
20	County tax stamps — multiply Line 18 by 0.25.	20			23.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			71.25

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

LOTS 8 AND 9 AND THAT PART OF VACATED RICE STREET BEING THE SOUTH HALF OF RICE STREET LYING BETWEEN LOTS 7 AND 8; AND ALSO THAT PART OF VACATED ALLEY LYING BETWEEN LOTS 8, 9, 31 AND 32, BEING THE EAST HALF OF SAID ALLEY, ALL IN WILLIAM A. GLORE'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED ON OCTOBER 11, 1905, IN PLAT BOOK "F", PAGE 23 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, EXCEPT ALL COAL, OIL, GAS AND OTHER MINERALS, WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL 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.

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

CRAIG E. WHITTINGTON ESTATE, VICKI WHITTINGTON, INDEPENDENT ADMINISTRATOR

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
1080 BOAT DOCK RD	POMONA	IL	62975-2502
Street address (after sale)	City	State	ZIP
618-318-9602	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

CHANDRA ADAMS

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
806 MINE ST	PERCY	IL	62272-2300
Street address (after sale)	City	State	ZIP
618-443-7766	USA		
Buyer's daytime phone	Phone extension	Country	

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



Declaration ID: 20250807953000
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02306

Mail tax bill to:

CHANDRA ADAMS	806 MINE ST	PERCY	IL	62272-2300
Name or company	Street address	City	State	ZIP

Preparer Information

- ARBEITER LAW OFFICES

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

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

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

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



PTAX-203

Illinois Real Estate Transfer Declaration

2025R02317

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	9.00
COUNTY STAMP FEE	4.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	93.50

Step 1: Identify the property and sale information.

1 808 E MAIN ST
Street address of property (or 911 address, if available)

SPARTA 62286-0000
City or village ZIP

T5S R5W
Township

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

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

19-068-006-00	.2	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): GARAGE

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

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

10 Identify only the items that apply to this sale.

- a ☐ 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	9,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250707943681
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02317

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		9,000.00
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		9,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		18.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		9.00
20	County tax stamps — multiply Line 18 by 0.25.	20		4.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		13.50

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

LOT 7 IN BLOCK 3, HENRY GARDNER'S FIRST ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

MORGAN PERRY

Seller's or trustee's name

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

103 ROPER CT
Street address (after sale)

ENCINITAS
City

CA
State

92024-2905
ZIP

760-846-2848
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

BENITEZ BROWN

Buyer's or trustee's name

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

211 W MAIN ST
Street address (after sale)

SPARTA
City

IL
State

62286-2065
ZIP

618-708-1351
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:

BENITEZ BROWN
Name or company

211 W MAIN ST
Street address

SPARTA
City

IL
State

62286-2065
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)



Declaration ID: 20250707943681
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02317

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

County Township Class Cook-Minor Code 1 Code 2

2

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

Land

Buildings

Total

3

Year prior to sale _____

4

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

5

Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707943681

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02317

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
DIAMOND PERRY	3233 MISSION COVE WAY, APT 311	OCEANSIDE	CA	620540000		USA
DANA PERRY	103 ROPER CT	ENCINITAS	CA	620240000		USA
LISA PERRY	103 ROPER CT	ENCINITAS	CA	620240000		USA

Additional Buyers Information



Declaration ID: 20250707945404
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp



DocId:8188275

Tx:4171335

RECORDED

08/15/2025 11:22 AM Pages: 2

2025R02331

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 8762 BALDWIN RD

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

BALDWIN

62217-0000

City or village

ZIP

T5S R7W

Township

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

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

10-052-002-00

0.81

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/15/2025
Date

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

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

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

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

Current Intended

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	95.00
COUNTY STAMP FEE	47.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	222.50

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
12a Amount of personal property included in the purchase

11 95,000.00
12a 0.00



Declaration ID: 20250707945404
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02331

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			95,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			95,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			190.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			95.00
20	County tax stamps — multiply Line 18 by 0.25.	20			47.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			142.50

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

LOTS 1, 2, 3, 4 AND 5, EXCEPT THE SOUTH 20 FEET OF LOT 1 IN DETERDING SUBDIVISION, BEING A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED NOVEMBER 19, 1973 IN PLAT BOOK "I" AT PAGE 93 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

Step 4: Complete the requested information.

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

Seller Information

PAUL GREATTING

Seller's or trustee's name

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

9552 HOUSTON RD
Street address (after sale)

SPARTA
City

IL
State

62286-3306
ZIP

618-521-3627
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

DEBORAH EASTON REVOCABLE TRUST DATED 9/15/2022

Buyer's or trustee's name

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

619 SE 12TH AVE
Street address (after sale)

CAPE CORAL
City

FL
State

33990-3934
ZIP

618-317-4121
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:

DEBORAH EASTON REVOCABLE
TRUST DATED 9/15/2022

619 SE 12TH AVE
Street address

CAPE CORAL
City

FL
State

33990-3934
ZIP



Declaration ID: 20250707945404
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02331

Preparer Information

USA
Country

SW/ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707945404

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02331

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
10-052-003-00	1.00	Acres	No
10-052-004-00	1.00	Acres	No
10-052-006-00	1.0	Acres	No
10-052-005-00	1.0	Acres	No

Personal Property Table



Declaration ID: 20250707945404

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02331

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
RHONDA GREATTING	9552 HOUSTON RD	SPARTA	IL	622860000		USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 6150 STEFFENS RD

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

ELLIS GROVE

62241-0000

City or village

ZIP

T6S R7W

Township

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

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

11-002-020-00

29.55

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/14/2025
Date

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

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

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

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

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	364.00
COUNTY STAMP FEE	182.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 626.00

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

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

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated:
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest
d Court-ordered sale
e Sale in lieu of foreclosure
f Condemnation
g Short sale
h Bank REO (real estate owned)
i Auction sale
j Seller/buyer is a relocation company
k Seller/buyer is a financial institution or government agency
l Buyer is a real estate investment trust
m Buyer is a pension fund
n Buyer is an adjacent property owner
o Buyer is exercising an option to purchase
p Trade of property (simultaneous)
q Sale-leaseback
r Other (specify):
s 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 11 364,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250807955067

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	<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	364,000.00
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. This is the net consideration subject to transfer tax.	17	364,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	728.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	364.00
20	County tax stamps — multiply Line 18 by 0.25.	20	182.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	546.00

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

A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, ALL IN TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD STONE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS: THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 2, 990.32 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89°52'55", 875.64 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°07'05", 1538.29 FEET TO THE CENTER OF AN EXISTING PUBLIC ROAD; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 95°43'29" ALONG SAID ROAD, 683.96 FEET; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 4°54'00" TO THE LEFT 201.71 FEET TO AN OLD IRON PIN ON THE SOUTHERLY LINE OF SECTION 3 OF SAID TOWNSHIP 6 SOUTH, RANGE 7 WEST; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 79°47'11" ALONG SAID SOUTH LINE OF SECTION 3, 440.76 FEET TO THE POINT OF BEGINNING AND SUBJECT TO AN EXISTING PUBLIC ROAD OVER THE WESTERLY AND SOUTHERLY PORTIONS THEREOF.

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

Step 4: Complete the requested information.

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

Seller Information

RANDALL G. AND AMBER K. HARTMAN

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
3468 UNION SCHOOL RD	CHESTER	IL	62233-0000
Street address (after sale)	City	State	ZIP
618-615-2467	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

JACOB R. AND MALLORY N. EGGEMEYER

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
6150 STEFFENS RD	ELLIS GROVE	IL	62241-1110
Street address (after sale)	City	State	ZIP
618-317-5991	USA		
Buyer's daytime phone	Phone extension	Country	



Declaration ID: 20250807955067
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02339

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

Mail tax bill to:

JACOB R. AND MALLORY N. 6150 STEFFENS RD ELLIS GROVE IL 62241-1110
Name of company Street address City State ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name 205 E MARKET ST 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	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land				
	Buildings				
	Total				
3	Year prior to sale				
4	Does the sale involve a mobile home assessed as real estate? Yes No				
5	Comments				
Illinois Department of Revenue Use			Tab number		



Declaration ID: 20250807955067
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



Declaration ID: 20250807955067
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 02339

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
11-002-005-50	9.65	Acres	No

Personal Property Table



2025R02344

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 4550 SINGER RD

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

ELLIS GROVE

62241-0000

City or village

ZIP

T6S R7W

Township

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

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

11-059-091-00

0.45

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

8/11/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest

☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	125.00
COUNTY STAMP FEE	62.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	267.50

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

Date

☐ Demolition/damage

☐ Additions

☐ Major remodeling

☐ New construction

☐ Other (specify): _____

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract
year contract initiated: _____

b ☐ Sale between related individuals or corporate affiliates

c ☐ Transfer of less than 100 percent interest

d ☐ Court-ordered sale

e ☐ Sale in lieu of foreclosure

f ☐ Condemnation

g ☐ Short sale

h ☐ Bank REO (real estate owned)

i ☐ Auction sale

j ☐ Seller/buyer is a relocation company

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

l ☐ Buyer is a real estate investment trust

m ☐ Buyer is a pension fund

n ☐ Buyer is an adjacent property owner

o ☐ Buyer is exercising an option to purchase

p ☐ Trade of property (simultaneous)

q ☐ Sale-leaseback

r ☐ Other (specify): _____

s ☒ Homestead exemptions on most recent tax bill:

1 General/Alternative 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

11 125,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250807951299
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02344

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			125,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			125,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			250.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			125.00
20	County tax stamps — multiply Line 18 by 0.25.	20			62.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			187.50

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

PART OF LOTS 8 AND 9 IN BENJAMIN FRANKLIN ACRES, A SUBDIVISION IN U.S. SURVEY 552, CLAIM 240, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "I" AT PAGE 24, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD IRON PIN AT THE MOST SOUTHERLY CORNER OF LOT 7 IN SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, 227.42 FEET TO AN IRON PIN AT THE MOST WESTERLY CORNER OF SAID LOT 7; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE TO THE WEST OF 0°52'10" ALONG THE SOUTHWESTERLY LINE OF LOT 8 OF SAID SUBDIVISION, 72.58 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING ON THE LAST DESCRIBED COURSE ALONG SAID SOUTHWESTERLY LINE OF LOT 8, 9.67 FEET TO AN IRON PIN AT THE MOST WESTERLY CORNER OF SAID LOT 8; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE TO THE NORTH OF 0°45'00" ALONG THE SOUTHWESTERLY LINE OF LOT 9 OF SAID SUBDIVISION 83.17 FEET TO AN IRON PIN AT THE MOST WESTERLY CORNER OF SAID LOT 9; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 73°53'40" ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, 114.81 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE OF 88°58'10", 93.00 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 92°30'40", 142.17 FEET TO THE POINT OF BEGINNING, EXCEPTING ALL COAL, OIL, GAS, AND OTHER MINERALS.

Step 4: Complete the requested information.

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

Seller Information

ROBERT C. WINGERTER

Seller's or trustee's name

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

1015 PARK BLVD
Street address (after sale)

CHESTER
City

IL
State

62233-1832
ZIP

618-521-1098
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

JEFFREY G. EHLERS

Buyer's or trustee's name

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

4550 SINGER RD
Street address (after sale)

ELLIS GROVE
City

IL
State

62241-1752
ZIP

618-615-6761
Buyer's daytime phone

Phone extension

USA
Country



Declaration ID: 20250807951299
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02344

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

Mail tax bill to:

JEFFREY G. EHLERS 4550 SINGER RD ELLIS GROVE IL 62241-1752
Name or company Street address City State ZIP

USA
Country

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land _____

Buildings _____

Total _____

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250807951299

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02344

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CEIRRA J. RAINS						



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 414 KASKASKIA 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

12-011-005-00	50x140	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/18/2025
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 <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Land/lot only
b <input type="checkbox"/>	<input 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): _____

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 <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 type="checkbox"/>	Homestead exemptions on most recent tax bill:	
	1 General/Alternative	0.00
	2 Senior Citizens	0.00
	3 Senior Citizens Assessment Freeze	0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	2,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807956016

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 02353

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			2,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			2,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			5.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			2.50
20	County tax stamps — multiply Line 18 by 0.25.	20			1.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			3.75

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

LOT 24 IN SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE 3RD P.M., RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

DONALD RAMSEY

Seller's or trustee's name

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

100 E 1ST ST
Street address (after sale)ELLIS GROVE
CityIL 62241-1426
State ZIP618-615-5625
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**

MT KNOP, LLC., TERRY KNOP

Buyer's or trustee's name

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

1415 ALLENDALE BLVD
Street address (after sale)CHESTER
CityIL 62233-1321
State ZIP618-559-9105
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:**MT KNOP, LLC., TERRY KNOP
Name or company1415 ALLENDALE BLVD
Street addressCHESTER
CityIL 62233-1321
State ZIPUSA
Country**Preparer Information**

- ARBEITER LAW OFFICES



Declaration ID: 20250807956016
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02353

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

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

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

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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 3 ZACHERY LANE

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

CHESTER

62233-0000

City or village

ZIP

T6S R7W

Township

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

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

11-027-019-00

2.17

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

8/15/2025

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 X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

 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 31,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250807952494
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R023100

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		31,000.00
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		31,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		62.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		31.00
20	County tax stamps — multiply Line 18 by 0.25.	20		15.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		46.50

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

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

Step 4: Complete the requested information.

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

Seller Information

JASON P. VASQUEZ

Seller's or trustee's name

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

7 LINCOLN BLVD
Street address (after sale)

CHESTER
City

IL
State

62233-1109
ZIP

618-615-3334
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

AARON M. BERT

Buyer's or trustee's name

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

205 MORA LN
Street address (after sale)

CHESTER
City

IL
State

62233-2125
ZIP

618-615-2150
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:

AARON M. BERT
Name or company

205 MORA LN
Street address

CHESTER
City

IL
State

62233-2125
ZIP

Preparer Information

USA
Country



Declaration ID: 20250807952494
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02360

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

Escrow number (if applicable)

IL

State

62233-1635

ZIP

618-826-4561

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3

Year prior to sale

4

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

5

Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250807952494

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R023100

Additional Sellers Information

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

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 9880 SURMAN LANE
Street address of property (or 911 address, if available)
CHESTER 62233-0000
City or village ZIP

T7S R6W

Township

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

08-013-005-50	9.95	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/5/2025
Date

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

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

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

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

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

RECORDED
08/19/2025 08:16 AM Pages: 3

2025R02362

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	201.00
COUNTY STAMP FEE	100.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	381.50

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	6,000.00
2 Senior Citizens	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	201,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250707934433
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02362

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	201,000.00
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	201,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	402.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	201.00
20	County tax stamps — multiply Line 18 by 0.25.	20	100.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	301.50

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

THE EAST 3/8THS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, EXCEPT THE SOUTH 443 FEET THEREOF.

Step 4: Complete the requested information.

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

Seller Information

JOHN J. SHEMONIC

Seller's or trustee's name

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

8950 EDMONT DR
Street address (after sale)

CHESTER
City

IL
State

62233-2058
ZIP

618-615-3019
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

CAMDYN SHEMONIC

Buyer's or trustee's name

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

9880 SURMAN LN
Street address (after sale)

CHESTER
City

IL
State

62233-3226
ZIP

618-615-7656
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:

CAMDYN SHEMONIC
Name or company

9880 SURMAN LN
Street address

CHESTER
City

IL
State

62233-3226
ZIP

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

USA
Country



Declaration ID: 20250707934433
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02362

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land _____
Buildings _____
Total _____

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707934433

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R023102

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
DEE ANN SHEMONIC						

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 707 S CHESTER ST

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-060-005-00

0.77

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/18/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest

☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

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

Date

☐ Demolition/damage

☐ Additions

☐ Major remodeling

☐ New construction

☐ Other (specify): _____

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract

year contract initiated: _____

b ☐ Sale between related individuals or corporate affiliates

c ☐ Transfer of less than 100 percent interest

d ☐ Court-ordered sale

e ☐ Sale in lieu of foreclosure

f ☐ Condemnation

g ☐ Short sale

h ☐ Bank REO (real estate owned)

i ☐ Auction sale

j ☐ Seller/buyer is a relocation company

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

l ☐ Buyer is a real estate investment trust

m ☐ Buyer is a pension fund

n ☐ Buyer is an adjacent property owner

o ☐ Buyer is exercising an option to purchase

p ☐ Trade of property (simultaneous)

q ☐ Sale-leaseback

r ☐ Other (specify): _____

s ☒ Homestead exemptions on most recent tax bill:

1 General/Alternative 6,000.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 425,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250607921634
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R023604

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	425,000.00
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	425,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	850.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	425.00
20	County tax stamps — multiply Line 18 by 0.25.	20	212.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	637.50

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

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTHERLY ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 436.45 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTHERLY ON THE LAST DESCRIBED COURSE ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 137.09 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°28'25", 200.59 FEET TO A POINT IN CHESTER STREET IN THE VILLAGE OF STEELEVILLE; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 66°03' ALONG CHESTER STREET, 150 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 113°57', 260.35 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO A PUBLIC ROAD OVER THE EASTERLY PORTION THEREOF.

Step 4: Complete the requested information.

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

Seller Information

TANYA L. KRULL

Seller's or trustee's name

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

7226 KRULL RD
Street address (after sale)

SPARTA
City

IL
State

62286-3858
ZIP

618-615-1475
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

RAY WEDEMEYER

Buyer's or trustee's name

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

707 S CHESTER ST
Street address (after sale)

STEELEVILLE
City

IL
State

62288-2301
ZIP

618-467-0949
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: 20250607921634
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R023104

Mail tax bill to:

RAY WEDEMEYER 707 S CHESTER ST STEELEVILLE IL 62288-2301
Name or company Street address City State ZIP

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250607921634

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02364

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
NORMA WEDEMEYER						



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 18 HENRY ST
Street address of property (or 911 address, if available)
PRAIRIE DU ROCHER 62277-0000
City or village ZIP
T5S R9W
Township

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

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

Primary PIN	Lot size or acreage	Unit	No Split Parcel
15-047-008-00	0.63	Acres	No

4 Date of instrument: 8/18/2025
Date

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

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

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

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

Current Intended

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	69.50
COUNTY STAMP FEE	34.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	184.25

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	69,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250707938155
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02307

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			69,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			69,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			139.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			69.50
20	County tax stamps — multiply Line 18 by 0.25.	20			34.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			104.25

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

PART OF LOT NO. 146 OF THE COMMONS OF PRAIRIE DU ROCHER, IN THE VILLAGE OF PRAIRIE DU ROCHER, AS DESCRIBED IN DEED RECORDED IN VOLUME 83 AT PAGE 94 OF RECORDS IN THE OFFICE OF RECORDER OF RANDOLPH COUNTY, ILLINOIS. SAID DEED BEING DATED APRIL 14, 1920, FROM EMILY KER AND HER HUSBAND AMBROSE KER, TO J.S. METCALF, DESCRIBED SAID REAL ESTATE AS FOLLOWS:

COMMENCING ON THE SOUTH SIDE OF RED BUD STREET AT THE INTERSECTION OF THE EAST LINE OF THE LOT OWNED BY JOS. DEFRENNE, JR., THENCE FOLLOWING ALONG THE SOUTH WIDE OF RED BUD STREET 175 FEET IN AN EASTERLY DIRECTION TO A POINT ONE FOOT EAST OF A MULBERRY TREE, THENCE IN A SOUTHERLY DIRECTION 136 FEET TO THE F.M. BRICKEY LAND, THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF THE BRICKEY LAND 175 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SAID JOS. DEFRENNE LOT, THENCE ALONG THE JOS. DEFRENNE LOT IN A NORTHERLY DIRECTION TO THE PLACE OF BEGINNING, CONTAINING 3/4TH OF AN ARPENT, MORE OR LESS, AND SITUATED ON LOT #146 OF THE PRAIRIE DU ROCHER COMMONS, IN THE VILLAGE OF PRAIRIE DU ROCHER, RANDOLPH COUNTY, ILLINOIS.

THE ABOVE DESCRIBED REAL ESTATE IS ALSO DESCRIBED AS FOLLOWS: PART OF LOT 146 OF PRAIRIE DU ROCHER COMMON, TOWNSHIP 5 SOUTH, RANGE 9 WEST, THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; COMMENCING ON THE SOUTH SIDE OF ILLINOIS STATE ROUTE NO. 155 AT THE INTERSECTION OF THE EAST LINE OF THE TRACT CONVEYED TO MARY F. STEIBEL BY QUIT CLAIM DEED RECORDED IN BOOK 370, PAGE 378, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, (FORMERLY OWNED BY JOSEPH DEFRENNE, JR.); THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 155, A DISTANCE OF 175 FEET TO THE INTERSECTION OF THE WEST LINE OF THE TRACT CONVEYED TO CARMEN C. LOOS BY WARRANTY DEED RECORDED IN BOOK 803, PAGE 551, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF THE SAID CARMEN C. LOOS TRACT, A DISTANCE OF 136 FEET TO THE NORTH LINE OF THE TRACT FORMERLY OWNED BY F.M. BRICKEY (SAID F.M. BRICKEY TRACT BEING DESCRIBED AS THAT PART OF LOT 146 OF PRAIRIE DU ROCHER COMMONS LYING EAST OF THE EAST BRANCH OF PRAIRIE DU ROCHER CREEK, TOWNSHIP 5 SOUTH, RANGE 9 WEST, THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. SEE WARRANTY DEED RECORDED IN BOOK 377, PAGE 691, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, PARCEL 2, 1ST PARAGRAPH.); THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF THE SAID F.M. BRICKEY TRACT 175 FEET TO THE EAST LINE OF THE MARY F. STEIBAL TRACT; THENCE NORTHERLY ALONG THE EAST LINE OF THE MARY F. STEIBAL TRACT TO THE POINT OF BEGINNING.

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

Step 4: Complete the requested information.

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

Seller Information

HEIRS AND DEVISEES OF SHARON L. HAMMERS, DECEASED

Seller's or trustee's name

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

614 COTTONWOOD ST
Street address (after sale)

PRAIRIE DU ROCHER
City

IL
State

62277-2120
ZIP

618-214-4077

Seller's daytime phone

Phone extension

USA
Country



Declaration ID: 20250707938155
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02367

☒ Under penalties of perjury, I 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

DARLA J. BECKETTE

Buyer's or trustee's name

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

101 E PINE ST APT 4

Street address (after sale)

RED BUD

City

IL

State

62278-1500

ZIP

618-978-1708

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:

DARLA J. BECKETTE

Name or company

101 E PINE ST APT 4

Street address

RED BUD

City

IL

State

62278-1500

ZIP

USA

Country

Preparer Information

- ARBEITER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

Street address

CHESTER

City

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



DocId:8188373

Tx:4171410

RECORDED

08/19/2025 01:38 PM Pages: 7

2025R02373

MELANIE L. JOHNSON CLERK & RECORDER

RANDOLPH COUNTY, ILLINOIS

MyDec

Declaration ID: 20250807963046

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: ANNOUNCEMENT FEE

11.19

GIS TREASURER

15.00

GIS COUNTY CLERK FEE

1.00

RECORDING FEE

31.15

RHSPC

18.00

RECORDERS DOCUMENT STORAGE

3.66

Total: 80.00



PTAX-203

Illinois Real Estate

Transfer Declaration

Step 1: Identify the property and sale information.

1 2910 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

18-166-008-00

330' x 250'

Sq. Feet

No

Primary PIN

Lot size or acreage

Unit

Split Parcel

4 Date of instrument:

8/19/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f 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

Date

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

11 275,000.00

12a Amount of personal property included in the purchase

12a 25,000.00



Declaration ID: 20250807963046
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		250,000.00	
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00	
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00	
16	If this transfer is exempt, identify the provision.	16	X	b	k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		0.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		0.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		0.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		0.00	
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		0.00	

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

THE NORTH 300 FEET OF THE TRACT OF LAND DESCRIBED BELOW, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST, THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, WHERE THE SAID LINE INTERSECTS WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 150; THENCE SOUTH ON THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 300 FEET; THENCE WEST AT RIGHT ANGLES TO THE WEST BOUNDARY LINE OF THE TRACT BELOW DESCRIBED; THENCE NORTH ON THE WEST BOUNDARY LINE OF THE TRACT BELOW DESCRIBED TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD ROUTE 150 TO THE POINT OF BEGINNING.

TRACT REFERRED TO ABOVE:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, WHERE THE SAID LINE INTERSECTS THE SOUTH RIGHT OF WAY LINE OF STATE ROAD ROUTE 150; THENCE SOUTH 23.66 CHAINS TO A STAKE ON THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTH 87° WEST 6.07-3/4 CHAINS TO A STAKE; THENCE NORTHERLY TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD ROUTE 150; THENCE IN AN EASTERLY DIRECTION ON THE SAID RIGHT OF WAY LINE 5.23 CHAINS TO THE PLACE OF BEGINNING, CONTAINING 13.56 ACRES, MORE OR LESS, EXCEPTING, HOWEVER, A TRIANGULAR PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER QUARTER TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER 125.73 FEET; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

Step 4: Complete the requested information.

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

Seller Information

KUMKE PROPERTIES, LLC

Seller's or trustee's name

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

8080 OAKDALE RD

Street address (after sale)

ELLIS GROVE

City

IL

State

62241-1900

ZIP

618-615-3176

Seller's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20250807963046
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

Buyer Information

CITY OF CHESTER, ILLINOIS

Buyer's or trustee's name

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

1330 SWANWICK ST

CHESTER

IL

62233-1314

Street address (after sale)

City

State

ZIP

618-826-2326

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:

CITY OF CHESTER, ILLINOIS

1330 SWANWICK ST

CHESTER

IL

62233-1314

Name or company

Street address

City

State

ZIP

USA

Country

Preparer Information

JASON COFFEY COFFEY - FISHER, KERKHOVER, COFFEY & GREMMELS

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

600 STATE ST

CHESTER

IL

62233-1634

Street address

City

State

ZIP

jcoffey@fkcgllaw.com

618-826-5021

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

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



Declaration ID: 20250807963046

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

Additional parcel identifying numbers and lot sizes or acreage

Personal Property Table

Description of Item	Value	Type of Property
FORK LIFT AND PALLET RACKING	\$25,000.00	Tangible

MyDec

Declaration ID: 20250807963046

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued



PTAX-203

Illinois Real Estate Transfer Declaration

2025R02375

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	94.00
COUNTY STAMP FEE	47.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	221.00

Step 1: Identify the property and sale information.

1 4750 BALLPARK

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

03-046-002-00

4.25

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/19/2025

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 93,730.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250807952381
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	<u>X</u>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			93,730.00
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			93,730.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			188.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			94.00
20	County tax stamps — multiply Line 18 by 0.25.	20			47.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			141.00

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

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 29, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION, 427.15 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 93°55' TO THE LEFT, 115.00 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 86°05' TO THE LEFT, 116.00 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 86°05' TO THE RIGHT, 240.00 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 93°55' TO THE RIGHT, 543.00 FEET TO A POINT ON THE CENTERLINE OF A PUBLIC ROAD; THENCE WESTERLY ALONG THE CENTERLINE OF SAID PUBLIC ROAD WITH A DEFLECTION ANGLE OF 86°05' TO THE RIGHT 355.00 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 93°55' TO THE RIGHT AND ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION, 427.00 FEET TO THE POINT OF BEGINNING.

Step 4: Complete the requested information.

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

Seller Information

PATRICIA A. BUEHLER

Seller's or trustee's name

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

1834 SWANWICK ST

Street address (after sale)

CHESTER

City

IL

State

62233-1124

ZIP

618-521-4946

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

RODNEY WILSON

Buyer's or trustee's name

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

4750 BALLPARK RD

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2818

ZIP

618-826-4561

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: 20250807952381
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

Mail tax bill to:

RODNEY WILSON 4750 BALLPARK RD STEELEVILLE IL 62288-2818
Name or company Street address City State ZIP

USA
Country

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250807952381

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued



Declaration ID: 20250807952381

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
RHONDA WILSON						



Declaration ID: 20250807958668
Status: Closing Completed
Document No.: Not Recorded

RECORDED
State/County Stamp: Not Issued
08/21/2025 09:40 AM Pages: 3

2025R02397

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

8188413



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 317 N WASHINGTON ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-040-011-00

0.2100

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/19/2025
Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest X Other (specify): Special Warranty Deed

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 32,100.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250807958668
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 02397

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			32,100.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	<input checked="" type="checkbox"/>	b	k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			0.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			0.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			0.00
20	County tax stamps — multiply Line 18 by 0.25.	20			0.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			0.00

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

THE FOLLOWING DESCRIBED REAL ESTATE AND THE IMPROVEMENTS THEREON SITUATED IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS, LEGALLY DESCRIBED AND KNOWN AS FOLLOWS:

A PART OF WILLIAM H. MCMILLAN'S FIRST ADDITION TO THE TOWN, NOW CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5 IN BLOCK 3 IN WILLIAM H. MCMILLAN'S FIRST ADDITION TO THE CITY OF SPARTA; THENCE RUNNING NORTH 60 FEET ON THE LINE OF WASHINGTON STREET; THENCE WEST ON THE LINE OF THE STREET 150 FEET; THENCE SOUTHWARD, RUNNING PARALLEL WITH THE SURVEY OF WASHINGTON STREET AFORESAID 60 FEET; THENCE EASTWARD 150 FEET TO THE PLACE OF BEGINNING.

Step 4: Complete the requested information.

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

Seller Information

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
77 FORSYTH ST SW	ATLANTA	GA	30303-3490
Street address (after sale)	City	State	ZIP
888-872-9094	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

KEITH KINER

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
259 DEBRA LN	SPARTA	IL	62286-1902
Street address (after sale)	City	State	ZIP
618-497-0779	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: 20250807958668
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02397

KEITH KINER	259 DEBRA LN	SPARTA	IL	62286-1902
Name or company	Street address	City	State	ZIP

USA
Country

Preparer Information

JESSICA STROMSKE - AMT TITLE SERVICES, INC.	NIL-1417128	NIL-1417128
Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
970 E AIRLINE DR STE C	EAST ALTON	IL 62024-2071
Street address	City	State ZIP
team4@netcotitle.com	618-374-0828	USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250807958668
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02397



Declaration ID: 20250607902427
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



DocId:8188421

Tx:4171448

RECORDED

08/21/2025 11:08 AM Pages: 4



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1030 THOMAS 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

13-141-034-00	0.42	Acre	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/15/2025
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 ☐ Fullfillment of installment contract
year contract initiated :
b ☐ Sale between related individuals or corporate affiliates
c ☐ Transfer of less than 100 percent interest
d ☐ Court-ordered sale
e ☐ Sale in lieu of foreclosure
f ☐ Condemnation
g ☐ Short sale
h ☐ Bank REO (real estate owned)
i ☐ Auction sale
j ☐ Seller/buyer is a relocation company
k ☐ Seller/buyer is a financial institution or government agency
l ☐ Buyer is a real estate investment trust
m ☐ Buyer is a pension fund
n ☐ Buyer is an adjacent property owner
o ☐ Buyer is exercising an option to purchase
p ☐ Trade of property (simultaneous)
q ☐ Sale-leaseback
r ☐ Other (specify):
s ☒ Homestead exemptions on most recent tax bill:
1 General/Alternative 11,000.00
2 Senior Citizens 0.00
3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	375,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250607902427
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 type="checkbox"/> No <input checked="" type="checkbox"/>
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 <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	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. This is the total amount of transfer tax due	21	562.50

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

LOT 49 IN PLAT 3 OF SOUTHWEST ACRES SUBDIVISION OF THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, AS SHOWN ON THE PLAT FILED OF RECORD IN PLAT CABINET 6, JACKET 43 ON JULY 16, 1990, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

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

Step 4: Complete the requested information.

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

Seller Information

ANTONIA K. DIEWALD

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
1101 COUNTRY CLUB DR	RED BUD	IL	62278-1473
Street address (after sale)	City	State	ZIP
618-920-8232	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

EVAN T. AND KATHERINE GUEBERT

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
1030 THOMAS DR	RED BUD	IL	62278-2303
Street address (after sale)	City	State	ZIP
618-541-7121	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:

EVAN T. AND KATHERINE	1030 THOMAS DR	RED BUD	IL	62278-2303
NAME OF COMPANY	Street address	City	State	ZIP



Declaration ID: 20250607902427
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 02402

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

62278-1525

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land _____

Buildings _____

Total _____

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250607902427

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
CHELSIE L. WOLFE	4201 MARYVILLE ROAD	GRANITE CITY	IL	620400000	6188262515	USA
COLIN D. DIEWALD	10409 PINE CREST ROAD	RED BUD	IL	622780000	6187794020	USA
BLAKE S. DIEWALD	1056 WHITE OAK DRIVE	RED BUD	IL	622780000	6183046961	USA

Additional Buyers Information



Declaration ID: 20250707923410
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



RECORDED

08/21/2025 11:21 AM Pages: 3



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 701 BLUFF ST

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

PRAIRIE DU ROCHER 62277-0000
City or village ZIP

T5S R9W

Township

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

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

15-026-006-00	0.44	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/15/2025
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): _____

2025R02404

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	167.00
COUNTY STAMP FEE	93.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	330.50

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 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	167,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250707923410

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			167,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			167,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			334.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			167.00
20	County tax stamps — multiply Line 18 by 0.25.	20			83.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			250.50

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

THE NORTHWEST HALF OF LOT 4 IN BLOCK 8 IN THE VILLAGE OF PRAIRIE DU ROCHER, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

LOT 4 IN BLOCK 8 IN THE VILLAGE OF PRAIRIE DU ROCHER;

EXCEPT THE SOUTHEAST 96 FEET AS CONVEYED IN WARRANTY DEED DATED NOVEMBER 1, 1947 AND RECORDED NOVEMBER 20, 1947 IN BOOK 132, PAGE 104, AND FURTHER EXCEPTING THAT PART CONVEYED TO THE COUNTY OF RANDOLPH FOR HIGHWAY PURPOSES IN BOOK 98, PAGE 141, DATED JUNE 6, 1934 AND RECORDED JULY 2, 1934 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.

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

RANDALL A. AND LAVETA E. BRAUN

Seller's or trustee's name

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

7880 CARR RD

Street address (after sale)

PRAIRIE DU ROCHER

City

IL

State

62277-1918

ZIP

618-304-2186

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

JOANNA M. DIETZ AND TYLER L. MIDDLETON

Buyer's or trustee's name

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

701 BLUFF ST

Street address (after sale)

PRAIRIE DU ROCHER

City

IL

State

62277-2245

ZIP

618-504-0141

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: 20250707923410
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 02404

Mail tax bill to:

JOANNA M. DIETZ AND TYLER L. 701 BLUFF ST PRAIRIE DU ROCHER IL 62277-2245
MIDDLEBURY Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707923410
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



2025R02411

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	175.00
COUNTY STAMP FEE	87.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	342.50

PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 816 E OLIVE 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

13-087-003-00

.15

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/18/2025
Date

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

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	6,000.00
2 Senior Citizens	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 11 175,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250807958125
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 0 2411

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			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.

LOT 4 IN BLOCK "D" IN CONRAD VOGES' SECOND ADDITION TO THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED FEBRUARY 9, 1858 IN PLAT RECORD "C" PAGE 6 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

LUCAS SMOTHERS

Seller's or trustee's name

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

500 PAUL DR
Street address (after sale)

WATERLOO
City

IL
State

62298-1469
ZIP

618-340-2509
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

DEREK SMOTHERS

Buyer's or trustee's name

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

816 E OLIVE ST
Street address (after sale)

RED BUD
City

IL
State

62278-1942
ZIP

618-570-5641
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:

DEREK SMOTHERS
Name or company

816 E OLIVE ST
Street address

RED BUD
City

IL
State

62278-1942
ZIP

USA
Country

Preparer Information



Declaration ID: 20250807958125
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02411

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

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

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

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

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



Declaration ID: 20250807958125

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R02411

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
EMILY RUEHLE	816 E OLIVE ST	RED BUD	IL	622780000	6183408707	USA



Declaration ID: 20250707937935
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



DocId:8188451

RECORDED

08/22/2025 02:14 PM Pages: 3

2025R02419

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 507 N SPARTA ST

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-033-010-00

0.22

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/22/2025
Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X

Other (specify): Special Warranty Deed

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

Demolition/damage

Additions

Major remodeling

New construction

Other (specify):

10 Identify only the items that apply to this sale.

a Fullfillment of installment contract

year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h X Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 46,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250707937935
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02419

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			46,000.00
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			46,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			92.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			46.00
20	County tax stamps — multiply Line 18 by 0.25.	20			23.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			69.00

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

LOTS 1 AND 2, BLOCK 1, LOUIS APPUHN'S FIRST ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED AUGUST 12, 1927 AND RECORDED MAY 7, 1931, IN PLAT BOOK "G" AT PAGE 18 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

MURPHY-WALL STATE BANK AND TRUST COMPANY

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
105 E WATER ST _____ PINCKNEYVILLE _____ IL _____ 62274-1186
Street address (after sale) _____ City _____ State _____ ZIP _____
618-357-5373 _____ 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

BRADLEY S. CHANDLER

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
8745 NIKE RD _____ RED BUD _____ IL _____ 62278-3241
Street address (after sale) _____ City _____ State _____ ZIP _____
618-791-3289 _____ 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:

BRADLEY S. CHANDLER _____ PO BOX 67 _____ HECKER _____ IL _____ 62248-0067
Name or company _____ Street address _____ City _____ State _____ ZIP _____

Preparer Information

USA _____
Country _____



Declaration ID: 20250707937935
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 0249

TYSON TANNER - BIGHAM, TANNER & FOSTER

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
206 N MAIN ST	PINCKNEYVILLE	IL 62274-1132
Street address	City	State ZIP
tyson@perrycountylaw.com	618-357-2178	USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707937935

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02419

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
BRENDA M. CHANDLER	8745 NIKE RD	RED BUD	IL	622780000	6187913289	USA



RECORDED

08/22/2025 02:28 PM Pages: 3

2025R02421

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	272.00
COUNTY STAMP FEE	136.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	488.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 210 LONDELL

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

18-184-004-00

0.48

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/22/2025
Date

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

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

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

Date

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	5,000.00
2 Senior Citizens	6,000.00
3 Senior Citizens Assessment Freeze	5,000.00

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

11 272,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250807967443
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02421

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	272,000.00
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	272,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	544.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	272.00
20	County tax stamps — multiply Line 18 by 0.25.	20	136.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	408.00

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

LOTS 22, 23, AND THE EAST 60 FEET OF LOT 21 IN AMELIA M. DOUGLAS' SECOND ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, BEING IN PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY IN PLAT BOOK "I" AT PAGE 36.

Step 4: Complete the requested information.

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

Seller Information

MICHAEL WAYNE FRAZER

Seller's or trustee's name

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

2926 BEAVER CREEK DR

Street address (after sale)

CAPE GIRARDEAU

City

MO

State

63701-1732

ZIP

618-615-8477

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 GONZALEZ

Buyer's or trustee's name

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

210 LON DELL DR

Street address (after sale)

CHESTER

City

IL

State

62233-2110

ZIP

573-513-7002

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

BRIAN GONZALEZ

Name or company

210 LON DELL DR

Street address

CHESTER

City

IL

State

62233-2110

ZIP

Preparer Information

USA

Country



Declaration ID: 20250807967443
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 03421

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

Escrow number (if applicable)

IL

State

62233-1635

ZIP

618-826-4561

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250807967443

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R02421

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
KRISTEN GONZALEZ						



PTAX-203

Illinois Real Estate Transfer Declaration

2025R02431

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	30.00
COUNTY STAMP FEE	15.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 125.00

Step 1: Identify the property and sale information.

1 QUEEN ANN CT

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

17-065-022-00

1.20

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/22/2025
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 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 X X Land/lot only

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

c X Mobile home residence

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

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

f X Office

g X Retail establishment

h X Commercial building (specify):

i X Industrial building

j X Farm

k X 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 30,000.00
12a Amount of personal property included in the purchase 0.00



Declaration ID: 20250807965536
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02431

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

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

LOT 7 IN WESTFIELD MEADOWS, BEING A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED JUNE 4, 2003, AND RECORDED IN PLAT CABINET 6, JACKET 98 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

CHERYL L. LODGE N/K/A CHERYL L. MUELLER

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
611 LAKEVIEW DR _____ STEELEVILLE _____ IL _____ 62288-2324
Street address (after sale) _____ City _____ State _____ ZIP _____
618-201-7434 _____
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 J. ESSNER

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
451 CEDAR MEADOWS DR _____ JACKSON _____ MO _____ 63755-8729
Street address (after sale) _____ City _____ State _____ ZIP _____
573-275-8529 _____
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 J. ESSNER _____ 451 CEDAR MEADOWS DR _____ JACKSON _____ MO _____ 63755-8729
Name or company _____ Street address _____ City _____ State _____ ZIP _____

Preparer Information

USA _____
Country _____



Declaration ID: 20250807965536
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02431

- 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

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250807965536

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02431

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
EMILY G. ESSNER						



2025R02437

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 10684 BURGDORF RD
Street address of property (or 911 address, if available)

RED BUD 62278-0000
City or village ZIP

T4S R8W
Township

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

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

13-019-003-00	3.8100	Acre	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/22/2025
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20250707945270
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02 \$37

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			40,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			40,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			80.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			40.00
20	County tax stamps — multiply Line 18 by 0.25.	20			20.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			60.00

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

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, IN RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE WESTWARDLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 757 FEET TO AN IRON PIN; AND THENCE NORTHWARDLY, AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING OF THE REAL ESTATE HEREIN DESCRIBED; THENCE CONTINUING NORTHWARDLY ON AN EXTENSION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 190 FEET TO AN IRON PIN; THENCE WESTWARDLY, PARALLEL TO SAID SOUTH LINE, FOR A DISTANCE OF 675 FEET TO AN IRON PIN; THENCE NORTHWARDLY, AT RIGHT ANGLES TO SAID SOUTH LINE FOR A DISTANCE OF 110 FEET TO AN IRON PIN; THENCE WESTWARDLY, PARALLEL TO SAID SOUTH LINE, FOR A DISTANCE OF 125 FEET TO AN IRON PIN; THENCE SOUTHWARDLY, AT RIGHT ANGLES TO SAID SOUTH LINE, FOR A DISTANCE OF 300 FEET; AND THENCE EASTWARDLY, PARALLEL TO SAID SOUTH LINE, FOR A DISTANCE OF 800 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 3.81 ACRES, MORE OR LESS.

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

Step 4: Complete the requested information.

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

Seller Information

TIMOTHY M. BUEHLER, EXECUTOR FOR THE ESTATE OF MARTIN C. BURGDORF, JR.

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
1107 OLD BALDWIN RD	NEW ATHENS	IL	62264-1579
Street address (after sale)	City	State	ZIP
618-977-2371	USA		
Seller's daytime phone	Phone extension	Country	

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

Buyer Information

STEVEN BURGDORF

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
10690 BURGDORF RD	RED BUD	IL	62278-4326
Street address (after sale)	City	State	ZIP
618-282-3866	USA		
Buyer's daytime phone	Phone extension	Country	



Declaration ID: 20250707945270
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02437

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

Mail tax bill to:

STEVEN BURGDORF 10690 BURGDORF RD RED BUD IL 62278-4326
Name or company Street address City State ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

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

MyDec

Declaration ID: 20250707945270
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02437



Declaration ID: 20250807955145
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: 
DocId:8188483
Tx:4171496

RECORDED

08/25/2025 11:36 AM Pages: 4

2025R02438

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

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



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 603 CITY LAKE ROAD

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. 3

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

17-119-022-50

2.13

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/22/2025
Date

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

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

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

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

11 280,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250807955145
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 type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	280,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	280,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	560.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	280.00
20	County tax stamps — multiply Line 18 by 0.25.	20	140.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	420.00

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

PARCEL 1:

THAT TRIANGULAR PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF A STRAIGHT LINE DRAWN FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 EXCEPTING THAT PORTION THEREOF BEING 50 FEET ON EITHER SIDE OF THE CENTER LINE OF AN EXISTING RAILROAD.

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

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

PRIOR DEED: BOOK 548, PAGE 195

BOOK 537, PAGE 769

PERMANENT PARCEL NO.: 17-119-022-50 (15-14-205-013

PROPERTY ADDRESS: 603 CITY LAKE ROAD, PERCY, IL 62272

AND

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A STONE WHICH IS ON THE NORTH LINE OF THE SOUTH SEVEN-EIGHTHS OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND WHICH STONE IS 25 FEET EAST OF THE HALF SECTION LINE RUNNING NORTH AND SOUTH THROUGH SAID SECTION; THENCE EAST 683 FEET TO A POINT; THENCE SOUTH 333 FEET TO THE POINT AND PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 333 FEET; THENCE EAST 623 FEET; THENCE NORTH 333 FEET; THENCE WEST 623 FEET TO THE PLACE OF BEGINNING, SAVING AND EXCEPTING THEREFROM ALL COAL AND MINERAL UNDERLYING, WITH THE RIGHT TO MINE AND REMOVE THE SAME.

ALSO, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A STONE WHICH IS ON THE NORTH LINE OF THE SOUTH SEVEN-EIGHTHS OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND WHICH STONE IS 25 FEET EAST OF THE HALF SECTION LINE RUNNING NORTH AND SOUTH THROUGH SAID SECTION; THENCE EAST 683 FEET TO A POINT; THENCE SOUTH 666 FEET TO A POINT AND THE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 333 FEET; THENCE EAST 623 FEET; THENCE NORTH 333 FEET; THENCE WEST 623 FEET TO THE PLACE OF BEGINNING.

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

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



Declaration ID: 20250807955145
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02438

PRIOR DEED: BOOK 663, PAGE 594
PERMANENT PARCEL NO.: 17-119-009-50 (15-14-205-015)
PROPERTY ADDRESS: 603 CITY LAKE ROAD, PERCY, IL 62272

AND ALSO

PARCEL 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 100 FEET TO A POINT; THENCE WEST APPROXIMATELY 622 FEET TO A POINT; THENCE NORTH 100 FEET TO A POINT; THENCE EAST 622 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION DEEDED TO RONALD E. AND CONNIE J. COLEMAN BY A DEED DATED MARCH 29TH, 1988 AND RECORDED IN BOOK 339 AT PAGE 365 IN THE RANDOLPH COUNTY CLERKS OFFICE, BEING PART OF THE SAME PROPERTY CONVEYED TO PARTY OF THE FIRST PART IN A DEED RECORDED IN BOOK 101 AT PAGE 343.

TOGETHER WITH THAT PORTION OF A RAILROAD RIGHT OF WAY EXCEPTED FROM A DEED DATED MARCH 27, 1998 BETWEEN ARK LAND COMPANY AND LARRELL D. FRAZER AND RECORDED IN BOOK 537 AT PAGE 769 IN THE RANDOLPH COUNTY CLERKS OFFICE.

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

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

PRIOR DEED: BOOK 650, PAGE 853
PERMANENT PARCEL NO.: 03-019-026-00 (15-14-251-024)
PROPERTY ADDRESS: CITY LAKE ROAD, PERCY, IL 62272

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

LARRELL D. FRAZER

Seller's or trustee's name

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

120 PCR 620
Street address (after sale)

PERRYVILLE
City

MO
State

63775-8841
ZIP

618-317-7691
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

HUNTER K. LODGE

Buyer's or trustee's name

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

603 CITY LAKE ROAD
Street address (after sale)

PERCY
City

IL
State

62272-0000
ZIP



Declaration ID: 20250807955145
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

618-571-1605

☒ Under penalties of perjury, I 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:

HUNTER K. LODGE 603 CITY LAKE ROAD PERCY IL 62272-0000
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number

MyDec

Declaration ID: 20250807955145
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02438



Declaration ID: 20250807955145

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
17-119-009-50	7.16	Acres	No
03-019-026-00	0.91	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

2025R02449

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	5.00
COUNTY STAMP FEE	2.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: \$7.50

Step 1: Identify the property and sale information.

1 402 N WASHINGTON

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

19-045-014-00	.17	Acre	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 ☐ 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	5,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250707943635
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02449

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		5,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16	If this transfer is exempt, identify the provision.	16	b	k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		5,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		10.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		5.00
20	County tax stamps — multiply Line 18 by 0.25.	20		2.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		7.50

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

LOT 1 IN BLOCK 2 OF WILLIAM H. MCMILLAN'S THIRD ADDITION TO THE CITY OF SPARTA, COUNTY OF RANDOLPH, AND STATE OF ILLINOIS, AS SHOWN BY PLAT DATED JUNE 20, 1868, AND RECORD IN PLAT RECORD "C" AT PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

MORGAN L PERRY

Seller's or trustee's name

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

103 ROPER CT
Street address (after sale)

ENCINITAS
City

CA
State

92024-2905
ZIP

760-846-2848
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

NATHANIEL WARD

Buyer's or trustee's name

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

406 N VINE ST
Street address (after sale)

SPARTA
City

IL
State

62286-1334
ZIP

618-443-7273
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:

NATHANIEL WARD
Name or company

406 N VINE ST
Street address

SPARTA
City

IL
State

62286-1334
ZIP

Preparer Information

USA
Country



Declaration ID: 20250707943635
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02449

CLAY FINLEY - FINLEY LAW FIRM, PLLC

Preparer and company name

221 S MARKET ST

Street address

staff@finleylaw.net

Preparer's email address (if available)

Preparer's file number (if applicable)

SPARTA

City

Escrow number (if applicable)

IL

State

62286-1628

ZIP

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

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707943635

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02449

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
DIAMOND PERRY	3233 MISSION COVE WAY, APT 311	OCEANSIDE	CA	920540000		USA
DANA PERRY	103 ROPER CT	ENCINITAS	CA	920240000		USA
LISA PERRY	103 ROPER CT	ENCINITAS	CA	920240000		USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
SARAH WARD	406 N. VINE	SPARTA	IL	622860000	6184437263	USA

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	325.00
COUNTY STAMP FEE	162.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	567.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 35 WESTWOOD DR

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-066-049-00

2.99

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/26/2025
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration 11 325,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250807964819

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 type="checkbox"/> No <input checked="" type="checkbox"/>
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	325,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <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	325,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	650.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	325.00
20	County tax stamps — multiply Line 18 by 0.25.	20	162.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	487.50

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

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 17 TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 17 TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 17 TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS THENCE NORTH 89°47'55" WEST A DISTANCE OF 113 FEET, ALSO KNOWN AS THE POINT OF BEGINNING, THENCE NORTH 0°13'30" EAST A DISTANCE OF 50.91 FEET, THENCE NORTH 89°44'15" WEST A DISTANCE OF 64.00 FEET, THENCE NORTH 0°20'07" WEST A DISTANCE OF 24.00 FEET, THENCE NORTH 89°52'48" EAST A DISTANCE OF 14.00 FEET, THENCE NORTH 0°31'09" WEST A DISTANCE OF 53.00 FEET, THENCE NORTH 89°55'11" WEST A DISTANCE OF 103.00 FEET, THENCE NORTH 0°01'01" EAST A DISTANCE OF 125.00 FEET, THENCE NORTH 89°55'11" WEST A DISTANCE OF 407.81 FEET, THENCE SOUTH 01°04'10" WEST A DISTANCE OF 254.36 FEET, THENCE SOUTH 89°47'38" EAST A DISTANCE OF 565.93 FEET TO THE POINT OF BEGINNING, CONTAINING 2.77 ACRES MORE OR LESS.

17-066-049-00 (15-17-251-045)

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 17 TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 17 TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS THENCE SOUTH 0°31'53" WEST A DISTANCE OF 251.22 FEET TO THE NORTHERLY RIGHT A WAY LINE OF THE RAILROAD, THENCE SOUTH 40°35'15" WEST A DISTANCE OF 116.54, THENCE NORTH 89°38'51" WEST A DISTANCE OF 602.31 FEET, THENCE NORTH 0°15'37" EAST A DISTANCE OF 338.44 FEET, THENCE SOUTH 89°47'41" EAST A DISTANCE OF 678.93 FEET TO THE POINT OF BEGINNING, CONTAINING 5.21 ACRES MORE OR LESS.

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.

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

JOE AND CYNDA R. TANNER

Seller's or trustee's name

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

512 S GARFIELD ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2020

ZIP

618-967-9338

Seller's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20250807964819
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R0 2463

Buyer Information

CHARLES A. TINDALL

Buyer's or trustee's name

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

35 WESTWOOD DR

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1816

ZIP

618-318-5741

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:

CHARLES A. TINDALL

Name or company

35 WESTWOOD DR

Street address

STEELEVILLE

City

IL

State

62288-1816

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1

County Township Class Cook-Minor Code 1 Code 2

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250807964819
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



Declaration ID: 20250807964819
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 2463

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
03-026-019-00	5.21	Acres	No

Personal Property Table



Declaration ID: 20250807964819

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
JAMI L. MIFFLIN	35 WESTWOOD DRIVE	STEELEVILLE	IL	622880000	6183185741	USA



2025R02471

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	80.00
COUNTY STAMP FEE	40.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	200.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 316 W COLLEGE

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

19-004-004-00	0.2100	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/27/2025
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 _____ Fullfillment of installment contract
year contract initiated : _____
- b _____ Sale between related individuals or corporate affiliates
- c _____ Transfer of less than 100 percent interest
- d _____ Court-ordered sale
- e _____ Sale in lieu of foreclosure
- f _____ Condemnation
- g _____ Short sale
- h _____ Bank REO (real estate owned)
- i _____ Auction sale
- j _____ Seller/buyer is a relocation company
- k _____ Seller/buyer is a financial institution or government agency
- l _____ Buyer is a real estate investment trust
- m _____ Buyer is a pension fund
- n _____ Buyer is an adjacent property owner
- o _____ Buyer is exercising an option to purchase
- p _____ Trade of property (simultaneous)
- q _____ Sale-leaseback
- r _____ Other (specify):
- s ☒ Homestead exemptions on most recent tax bill:

1 General/Alternative	11,000.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20250807972095
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RO 2471

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			80,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			80,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			160.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			80.00
20	County tax stamps — multiply Line 18 by 0.25.	20			40.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			120.00

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

THE EAST ONE-HALF OF THAT PART OF LOT 63 LYING SOUTH OF COLLEGE STREET, AND THE EAST ONE-HALF OF LOT 27, EXCEPT THE SOUTH 100 FEET ALL IN ARMOUR'S SURVEY TO THE TOWN OF COLUMBUS, NOW CITY OF SPARTA, COUNTY OF RANDOLPH, STATE OF ILLINOIS.
ALSO, BEGINNING AT A POINT ON THE WEST LINE OF LOT 26 IN ARMOUR'S SURVEY TO THE TOWN, NOW CITY OF SPARTA, COUNTY OF RANDOLPH, STATE OF ILLINOIS, 120 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT; THENCE RUNNING NORTH ON THE WEST LINE OF SAID LOT 26 AND OF THE PART OF LOT 62 LYING SOUTH OF COLLEGE STREET FOR A DISTANCE OF 120 FEET TO THE SOUTH LINE OF COLLEGE STREET; THENCE RUNNING EAST ON THE SOUTH LINE OF COLLEGE STREET FOR A DISTANCE OF 26 ¼ FEET; THENCE RUNNING SOUTH ON A LINE PARALLEL TO THE WEST LINES OF LOTS 62 AND 26 FOR A DISTANCE OF 120 FEET; THENCE RUNNING WEST ON A LINE PARALLEL TO THE SOUTH LINE OF COLLEGE STREET FOR A DISTANCE OF 26 ¼ FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 26 AND A PART OF LOT 62 IN ARMOUR'S SURVEY TO THE TOWN, NOW CITY OF SPARTA, COUNTY OF RANDOLPH, STATE OF ILLINOIS.
SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

Step 4: Complete the requested information.

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

Seller Information

JUSTIN L. GREGORY

Seller's or trustee's name

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

316 W COLLEGE ST
Street address (after sale)

SPARTA
City

IL
State

62286-1207
ZIP

618-317-5634
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

NORMAN N. HARPOLE

Buyer's or trustee's name

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

7318 OKAW ST
Street address (after sale)

BALDWIN
City

IL
State

62217-1264
ZIP

618-708-0353
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: 20250807972095
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 02471

Mail tax bill to:

NORMAN N. HARPOLE 7318 OKAW ST BALDWIN IL 62217-1264
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number

MyDec

Declaration ID: 20250807972095
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02471



Declaration ID: 20250807972095

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02471

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MORRIS L. BUSH	7318 OKAW STREET	BALDWIN	IL	622170000	6187852919	USA



2025R02467

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	230.00
COUNTY STAMP FEE	115.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	425.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 5662 OHLWINE

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

13-021-015-00	1	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/26/2025
Date

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

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

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

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

Current Intended

- a ☐ Land/lot 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 20,850.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	230,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807969402
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02467

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			230,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			230,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			460.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			230.00
20	County tax stamps — multiply Line 18 by 0.25.	20			115.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			345.00

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

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY OF THE PUBLIC ROAD RUNNING ALONG THE NORTH SIDE OF SAID SECTION AND THE WEST LINE OF A 20 FOOT LANE OFF OF THE EAST SIDE OF SAID QUARTER QUARTER SECTION, WHICH POINT IS MARKED BY A LARGE ROCK; FROM SAID POINT THENCE RUNNING WEST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF SAID PUBLIC ROAD FOR A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONVEYED, WHICH POINT OF BEGINNING IS MARKED BY AN IRON PIN; THENCE SOUTH AT A RIGHT ANGLE TO THE SOUTH RIGHT OF WAY LINE OF SAID PUBLIC ROAD A DISTANCE OF 208 FEET AND 9 INCHES TO A POINT; THENCE WEST 208 FEET AND 9 INCHES TO A POINT; THENCE NORTH 208 FEET AND 9 INCHES TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID PUBLIC ROAD; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF SAID PUBLIC ROAD A DISTANCE OF 208 FEET AND 9 INCHES TO THE POINT OF THE BEGINNING.

Step 4: Complete the requested information.

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

Seller Information

MARIE L. EVERDING
Seller's or trustee's name
Seller's trust number (if applicable - not an SSN or FEIN)
526 LEGACY DR APT 1
Street address (after sale)
WATERLOO
City
IL
State
62298-1784
ZIP
618-585-5313
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

COLE PARKER
Buyer's or trustee's name
Buyer's trust number (if applicable - not an SSN or FEIN)
5662 OHLWINE RD
Street address (after sale)
RED BUD
City
IL
State
62278-2062
ZIP
618-830-2820
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: 20250807969402
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2024 R02467

Mail tax bill to:

COLE PARKER 5662 OHLWINE RD RED BUD IL 62278-2062
Name or company Street address City State ZIP

Preparer Information

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

Preparer and company name 231 S MAIN ST
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 62298-1325
State ZIP
USA
Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 212 SERVANT 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

18-075-010-00

.15

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/28/2025
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: 1
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 28,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250807970394
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		28,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16	If this transfer is exempt, identify the provision.	16	b	k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		28,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		56.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		28.00
20	County tax stamps — multiply Line 18 by 0.25.	20		14.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		42.00

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

LOT 8 IN J. FRED GILSTER'S SUBDIVISION OF LOT 5, BLOCK 1, SERVANT'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED APRIL 15, 1911, RECORDED NOVEMBER 8, 1911, IN PLAT RECORD "F", PAGE 58 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

CHERRI L. HOLLEY EXECUTOR OF THE ESTATE OF JIMMIE J. NIEMEYER

Seller's or trustee's name
3024 STATE ST
Street address (after sale)
618-615-1775
Seller's daytime phone
CHESTER
City
IL
State
62233-2208
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

JARED EMILIANO LANDEROS ALVARADO

Buyer's or trustee's name
1457 OPDYKE ST
Street address (after sale)
618-615-7638
Buyer's daytime phone
CHESTER
City
IL
State
62233-2010
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:

JARED EMILIANO LANDEROS
Name of company
1457 OPDYKE ST
Street address
CHESTER
City
IL
State
62233-2010
ZIP
USA
Country

Preparer Information



Declaration ID: 20250807970394
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

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

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

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

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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 208 DIXIE DR

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

CHESTER 62233-0000
City or village ZIP

T7S R6W

Township

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

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

18-181-008-00	.17	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/8/2025
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):

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	160,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807955570

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			160,000.00
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			160,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			320.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			160.00
20	County tax stamps — multiply Line 18 by 0.25.	20			80.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			240.00

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

LOT 21 IN AMELIA M. DOUGLAS' FIRST SUBDIVISION TO CHESTER, AS RECORDED IN PLAT BOOK "H", PAGE 42, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS. PARCEL NO(S): 21-27.0-142-010 AND 21-27.0-142-009

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

LUCAS ROCK

Seller's or trustee's name

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

208 MORA LN

Street address (after sale)

CHESTER

City

IL

State

62233-2124

ZIP

618-615-7479

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

WILLIAM KNOWLES

Buyer's or trustee's name

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

4574 BODES LN

Street address (after sale)

CHESTER

City

IL

State

62233-2622

ZIP

618-615-1044

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:

WILLIAM KNOWLES

Name or company

4574 BODES LN

Street address

CHESTER

City

IL

State

62233-2622

ZIP

USA

Country

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS



Declaration ID: 20250807955570
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

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

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

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

To be completed by the Chief County Assessment Officer

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

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250807955570

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JESSICA E. ROCK	208 DIXIE DRIVE	CHESTER	IL	622330000	0000000000	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ROBIN KNOWLES	4574 BODES LANE	CHESTER	IL	622330000	0000000000	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 501 N OAK ST

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-047-012-00

0.19

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split

Parcel

4 Date of instrument: 8/22/2025

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:

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 98,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250807962123
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			98,000.00
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			98,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			196.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			98.00
20	County tax stamps — multiply Line 18 by 0.25.	20			49.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			147.00

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

LOT NINE (9) IN BOLLMAN'S FIRST SUB-DIVISION TO STEELEVILLE, ILLINOIS, AS SHOWN BY PLAT FILED FOR RECORD ON JULY 20, 1956 AND RECORDED IN VOLUME "H" OF PLATS ON PAGE 20 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

BETH L. SHELDON

Seller's or trustee's name

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

401 N CHARLES ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1419

ZIP

812-582-2249

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

VAN A. HAMMEL

Buyer's or trustee's name

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

2352 COUNTY ROAD 5

Street address (after sale)

CHESTER

City

IL

State

62233-2422

ZIP

618-615-1968

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:

VAN A. HAMMEL

Name or company

2352 COUNTY ROAD 5

Street address

CHESTER

City

IL

State

62233-2422

ZIP

USA

Country

Preparer Information



Declaration ID: 20250807962123
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

- 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
nwa@arbeiterlaw.com	618-826-2369	USA	
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land _____
Buildings _____
Total _____

3 Year prior to sale _____

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

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250807962123

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
DAISY HAMMEL						



Declaration ID: 20250807966393
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



DocId:8188575
Tx:4171569

RECORDED

08/29/2025 10:29 AM Pages: 1



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 501 W ILLINOIS ST

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-011-001-00

0.24

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/28/2025

Date

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

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest

☐ Other (specify):

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

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

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

Current Intended

a ☐ Land/lot only

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

c ☐ Mobile home residence

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

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

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify): _____

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify): _____

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	200.00
COUNTY STAMP FEE	100.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	380.00

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract
year contract initiated: _____
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): _____
- s ☒ Homestead exemptions on most recent tax bill:
- | | |
|-------------------------------------|----------|
| 1 General/Alternative | 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	200,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807966393
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			200,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			200,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			400.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			200.00
20 County tax stamps — multiply Line 18 by 0.25.	20			100.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			300.00

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

LOTS 97 AND 98 IN BLOCK 9 OF ALMA ADDITION TO STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED MAY 31, 1860, IN PLAT BOOK "C" AT PAGE 61 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

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

Seller Information

LISA K. FEINERMAN

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

717 N METTER AVE
Street address (after sale)

COLUMBIA
City

IL
State

62236-1315
ZIP

618-317-1938

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

DALTON J. WIELAND

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

507 W ILLINOIS ST
Street address (after sale)

STEELEVILLE
City

IL
State

62288-1322
ZIP

618-806-3774

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:

DALTON J. WIELAND
Name or company

507 W ILLINOIS ST
Street address

STEELEVILLE
City

IL
State

62288-1322
ZIP

USA
Country

Preparer Information

SW- ARBEITER LAW OFFICES



Declaration ID: 20250807966393
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)	
1019 STATE ST	CHESTER	IL	62233-1657
Street address	City	State	ZIP
rwa@arbeiterlaw.com	618-826-2369		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") _____ Extended legal description _____ Form PTAX-203-A
_____ Itemized list of personal property _____ Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 _____
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land _____
Buildings _____
Total _____

3 Year prior to sale _____

4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No

5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 515 E RED BUD

Street address of property (or 911 address, if available)

RED BUD

62278-0000

City or village

ZIP

T4S R8W

Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

13-087-012-00

50' X 130'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/28/2025

Date

5 Type of instrument (Mark with an "X"): ☒ Warranty deed

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest ☐ Other (specify):

6 ☐ Yes ☒ No Will the property be the buyer's principal residence?

7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a ☐ Land/lot only

b ☒ ☒ Residence (single-family, condominium, townhome, or duplex)

c ☐ Mobile home residence

d ☐ Apartment building (6 units or less) No. of units: _____

e ☐ Apartment building (over 6 units) No. of units: _____

f ☐ Office

g ☐ Retail establishment

h ☐ Commercial building (specify):

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	48.00
COUNTY STAMP FEE	24.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	152.00

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____

Date

☐ Demolition/damage ☐ Additions ☐ Major remodeling
☐ New construction ☐ Other (specify):

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract
year contract initiated: _____

b ☒ Sale between related individuals or corporate affiliates

c ☐ Transfer of less than 100 percent interest

d ☐ Court-ordered sale

e ☐ Sale in lieu of foreclosure

f ☐ Condemnation

g ☐ Short sale

h ☐ Bank REO (real estate owned)

i ☐ Auction sale

j ☐ Seller/buyer is a relocation company

k ☐ Seller/buyer is a financial institution or government agency

l ☐ Buyer is a real estate investment trust

m ☐ Buyer is a pension fund

n ☐ Buyer is an adjacent property owner

o ☐ Buyer is exercising an option to purchase

p ☐ Trade of property (simultaneous)

q ☐ Sale-leaseback

r ☐ Other (specify):

s ☐ Homestead exemptions on most recent tax bill:

1 General/Alternative	0.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration 11 48,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250807970148
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			48,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			48,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			96.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			48.00
20	County tax stamps — multiply Line 18 by 0.25.	20			24.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			72.00

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

LOT 2 IN BLOCK "G" OF CONRAD VOGES' SECOND ADDITION TO THE CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED OCTOBER 22, 1857 AND RECORDED FEBRUARY 9, 1858 IN PLAT BOOK "C" AT PAGE 6 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.

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

VOSS AUCTIONS, LLC

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
11115 N PRAIRIE RD RED BUD IL 62278-4370
Street address (after sale) City State ZIP
618-210-1527 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

TARA VOSS

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
502 E RED BUD ST RED BUD IL 62278-1569
Street address (after sale) City State ZIP
618-444-1176 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:

TARA VOSS 502 E RED BUD ST RED BUD IL 62278-1569
Name or company Street address City State ZIP



Declaration ID: 20250807970148
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

Preparer Information

Preparer and company name	USA		
REBECCA COOPER - COOPER & LIEFER LAW OFFICES	Country		
205 E MARKET ST	Preparer's file number (if applicable)	Escrow number (if applicable)	
Street address	RED BUD	IL	62278-1525
	City	State	ZIP
cooperlieferlaw@gmail.com	618-282-3866		USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension	Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")
_____ Extended legal description _____ Form PTAX-203-A
_____ Itemized list of personal property _____ Form PTAX-203-B

To be completed by the Chief County Assessment Officer	
1 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land _____ Buildings _____ Total _____	4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No 5 Comments _____
Illinois Department of Revenue Use	Tab number



Declaration ID: 20250807950703
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp:



DocId:8188594
Tx:4171580

RECORDED

08/29/2025 01:51 PM Pages: 4



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 8001 SUNSET LN

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

12-008-002-00

5

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/27/2025

Date

5 Type of instrument (Mark with an "X."): X Warranty deed

 Quit claim deed Executor deed Trustee deed

 Beneficial interest Other (specify):

6 X Yes No Will the property be the buyer's principal residence?

7 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a Land/lot only

b 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):

2025R02499

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	325.00
COUNTY STAMP FEE	162.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 567.50

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change:

Date

 Demolition/damage Additions Major remodeling
 New construction Other (specify):

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated :
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Short sale
- h Bank REO (real estate owned)
- i Auction sale
- j Seller/buyer is a relocation company
- k Seller/buyer is a financial institution or government agency
- l Buyer is a real estate investment trust
- m Buyer is a pension fund
- n Buyer is an adjacent property owner
- o Buyer is exercising an option to purchase
- p Trade of property (simultaneous)
- q Sale-leaseback
- r Other (specify):
- s 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

11 325,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20250807950703
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			325,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			325,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			650.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			325.00
20	County tax stamps — multiply Line 18 by 0.25.	20			162.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			487.50

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND RUNNING EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 109 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING EAST ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 630 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT AS DESCRIBED IN NOTICE OF CONTRACT FOR THE SALE OF REAL ESTATE BETWEEN LAWRENCE A. GROSS AS SELLER AND RONALD W. WAGNER AND CINDY R. WAGNER AS PURCHASERS DATED SEPTEMBER 23, 1988, RECORDED AT BOOK 345, PAGE 505, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS; THENCE NORTH 14° EAST A DISTANCE OF 288 FEET ALONG THE SOUTHWEST LINE OF SAID WAGNER TRACT TO THE CORNER THEREOF; THENCE NORTH 86° WEST, MORE OR LESS, A DISTANCE OF 609 FEET, MORE OR LESS, TO A CORNER OF THAT TRACT DESCRIBED AS TRACT 1 IN THE NOTICE OF CONTRACT FOR THE SALE OF REAL ESTATE DATED MAY 20, 1988, RECORDED MAY 20, 1988, AT BOOK 341, PAGE 119, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, WHEREIN LAWRENCE A. GROSS WAS LISTED AS THE SELLER, AND THEODORE CHARLES SEARCH WAS LISTED AS THE PURCHASER; THENCE WEST 111 FEET ALONG THE PROPERTY LINE OF SAID SEARCH TRACT TO THE CORNER THEREOF; THENCE SOUTH 320 FEET TO THE POINT OF BEGINNING.

EASEMENT:

ALSO, TO BE CONVEYED HEREIN, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE-DESCRIBED TRACT TO BE USED JOINTLY WITH LAWRENCE A. GROSS, HIS HEIRS AND ASSIGNS, LAWRENCE A. GROSS HEREBY EXPRESSLY RESERVES THE RIGHT TO CONVEY TO SUBSEQUENT PURCHASERS OF THE TRACT OR TRACTS LYING IMMEDIATELY NORTH AND ADJACENT TO THE ABOVE DESCRIBED REAL ESTATE AN IDENTICAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, SAID EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING AT A STONE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND RUNNING SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 796 FEET TO AN IRON PIPE EMBEDDED IN THE NORTH SIDE OF AN ELM TREE AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 81° WEST A DISTANCE OF 235 FEET ALONG THE NORTHEAST LINE OF A 5.0, MORE OR LESS, ACRE TRACT AS DESCRIBED IN NOTICE OF CONTRACT FOR THE SALE OF REAL ESTATE BETWEEN LAWRENCE A. GROSS, AS SELLER AND RONALD W. WAGNER AND CINDY R. WAGNER AS PURCHASERS, DATED SEPTEMBER 23, 1988, RECORDED AT BOOK 345, PAGE 505, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, TO THE CORNER THEREOF; THENCE SOUTH 45° WEST A DISTANCE OF 365 FEET ALONG THE NORTHWEST PROPERTY LINE OF SAID WAGNER TRACT TO THE CORNER THEREOF, SAID POINT BEING A COMMON POINT WITH THE NORTHEAST CORNER OF TRACT 1 CONVEYED HEREIN; THENCE NORTH 86° WEST A DISTANCE OF 51 FEET ALONG THE NORTH LINE OF TRACT 1 TO A POINT; THENCE NORTH 45° EAST PARALLEL TO AND 40 FEET FROM THE NORTHWEST LINE OF SAID WAGNER TRACT A DISTANCE OF 420 FEET, MORE OR LESS, AND THE INTERSECTION OF THE SOUTH LINE OF A 5.0, MORE OR LESS, ACRE TRACT AS DESCRIBED IN DEED FROM LAWRENCE A. GROSS TO DAVID R. LOCHHEAD AND CHERYL L. LOCHHEAD DATED FEBRUARY 1, 1988, RECORDED FEBRUARY 26, 1988, IN BOOK 338, PAGE 337, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS; THENCE EAST ALONG THE SOUTH LINE OF SAID LOCHHEAD TRACT A DISTANCE OF 410 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE PUBLIC ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 40 FEET, MORE OR LESS, TO A POINT; THENCE WEST 170 FEET, MORE OR LESS, TO THE IRON PIPE AS THE POINT OF BEGINNING FOR THIS DESCRIPTION.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration



Declaration ID: 20250807950703
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

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

JULIE A. EHLERS

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

1417 OAK ST

Street address (after sale)

CHESTER

City

IL

State

62233-1336

ZIP

618-826-5184

Seller's daytime phone

Phone extension

USA

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

STANLEY ELMER AND DEBRA GAIL NEWBY

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

8001 SUNSET LN

Street address (after sale)

CHESTER

City

IL

State

62233-2551

ZIP

618-443-8176

Buyer's daytime phone

Phone extension

USA

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

STANLEY ELMER AND DEBRA GAIL

NEWBY company

8001 SUNSET LN

Street address

CHESTER

City

IL

State

62233-2551

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") _____ Extended legal description _____ Form PTAX-203-A
_____ Itemized list of personal property _____ Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1

County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____

2

Board of Review's final assessed value for the assessment year prior to the year of sale.

Land _____

Buildings _____

3 Year prior to sale _____

4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No

5 Comments _____



Declaration ID: 20250807950703

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

Total	
Illinois Department of Revenue Use	Tab number



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 137 N BOTTOM

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

19-124-013-00	0.20	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/28/2025
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): _____

RECORDED
08/29/2025 01:56 PM Pages: 3

2025R02501

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	25.00
COUNTY STAMP FEE	12.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	117.50

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____

Demolition/damage Additions Major remodeling
New construction Other (specify): _____

10 Identify only the items that apply to this sale.

- a ☐ Fullfillment of installment contract
year contract initiated : _____
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): _____
- s ☒ Homestead exemptions on most recent tax bill:
 - 1 General/Alternative 6,000.00
 - 2 Senior Citizens 0.00
 - 3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	25,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807964855

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			25,000.00
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			25,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			50.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			25.00
20	County tax stamps — multiply Line 18 by 0.25.	20			12.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			37.50

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

A TRACT OF GROUND LOCATED IN THE SOUTH HALF OF THE "BRICK YARD LAND" (AS DESCRIBED IN A DEED DATED JULY 20, 1892, AND RECORDED IN BOOK 40 AT PAGE 442 OF THE RANDOLPH COUNTY, ILLINOIS) THE TRACT HEREBY CONVEYED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION AT THE SOUTH LINE OF STATE STREET AND THE WEST LINE OF BOTTOM STREET; THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF BOTTOM STREET A DISTANCE OF 73 FEET; THENCE RUNNING WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID BRICK YARD LAND A DISTANCE OF 120 FEET; THENCE RUNNING IN A NORTHERLY DIRECTION PARALLEL WITH THE WEST LINE OF BOTTOM STREET TO THE SOUTH LINE OF STATE STREET; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF STATE STREET TO THE POINT OF BEGINNING. SITUATED IN THE CITY OF SPARTA, COUNTY OF RANDOLPH, AND STATE OF ILLINOIS.

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS, RIGHT OF WAY GRANTS, ZONING LAWS, COVENANTS OF RECORD OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES OR A SURVEY THEREOF.

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.

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

JACK KEETON

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

137 N BOTTOM ST

Street address (after sale)

SPARTA

City

IL

State

62286-1411

ZIP

618-708-2098

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

ROY N. ATHERTON, III

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

137 N BOTTOM ST

Street address (after sale)

SPARTA

City

IL

State

62286-1411

ZIP

618-317-3353

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20250807964855
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

ROY N. ATHERTON, III 137 N BOTTOM ST SPARTA IL 62286-1411
Name or company Street address City State ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
205 E MARKET ST RED BUD IL 62278-1525
Street address City State ZIP
cooperlieferlaw@gmail.com 618-282-3866 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A
Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer					
1	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land				
	Buildings				
	Total				
3	Year prior to sale				
4	Does the sale involve a mobile home assessed as real estate? Yes No				
5	Comments				
Illinois Department of Revenue Use			Tab number		



Declaration ID: 20250807964855
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



DocId:8188584
Tx:4171576

RECORDED
08/29/2025 01:12 PM Pages: 2

2025R02492

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 2453 STATE

Street address of property (or 911 address, if available)

CHESTER

62233-0000

City or village

ZIP

T7S R6W

Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

18-174-015-00

0.29

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 8/7/2025
Date

5 Type of instrument (Mark with an "X."): ☒ Warranty deed

☐ Quit claim deed

☐ Executor deed

☐ Trustee deed

☐ Beneficial interest ☐ Other (specify):

6 ☐ Yes ☒ No Will the property be the buyer's principal residence?

7 ☒ Yes ☐ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a ☐ Land/lot only

b ☐ Residence (single-family, condominium, townhome, or duplex)

c ☐ Mobile home residence

d ☐ Apartment building (6 units or less) No. of units: _____

e ☐ Apartment building (over 6 units) No. of units: _____

f ☐ Office

g ☐ Retail establishment

h ☒ ☒ Commercial building (specify): RESTAURANT

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	52.50
COUNTY STAMP FEE	26.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 158.75

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____

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	52,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250707930784
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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		52,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14		0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15		0.00
16	If this transfer is exempt, identify the provision.	16	b	k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		52,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		105.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		52.50
20	County tax stamps — multiply Line 18 by 0.25.	20		26.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		78.75

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

LOT 16 AND THE NORTHEAST 42 FEET OF LOT 15 ADJOINING SAID LOT 16 IN BLOCK 4 OF WELGE BROTHERS SUBDIVISION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "G" AT PAGE 36 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

KIMBERLY K. REEDER

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

602 S JAMES ST
Street address (after sale)

STEELEVILLE
City

IL
State

62288-2034
ZIP

618-826-2331

Seller's daytime phone

Phone extension

USA
Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

BAILEY HOFFMAN

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

2449 STATE ST
Street address (after sale)

CHESTER
City

IL
State

62233-1147
ZIP

618-826-2331

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:

BAILEY HOFFMAN

Name or company

2449 STATE ST

Street address

CHESTER

City

IL

State

62233-1147

ZIP

USA
Country



Declaration ID: 20250707930784
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

Preparer Information

DON PAUL KOENEMAN - KOENEMAN

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
609 STATE ST	CHESTER	IL 62233-1635
Street address	City	State ZIP
kandklaw@frontier.com	618-826-4561	USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") _____ Extended legal description _____ Form PTAX-203-A
_____ Itemized list of personal property _____ Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 _____
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land _____
Buildings _____
Total _____

3 Year prior to sale _____

4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No

5 Comments

Illinois Department of Revenue Use

Tab number



Declaration ID: 20250707930784

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
CALLIE JACKSON						

