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RECORDED

09/02/2025 08:35 AM Pages: 2

2025R02505

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



## PTAX-203 Illinois Real Estate Transfer Declaration

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	45.00
COUNTY STAMP FEE	22.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total: 147.50	

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

1 310 E PINE ST  
 Street address of property (or 911 address, if available)

PERCY 62272-0000  
 City or village ZIP

T6S R5W  
 Township

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

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

<u>17-084-013-00</u>	<u>0.18</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/29/2025  
Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	45,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807962950  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02505

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

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

LOT 10 IN BLOCK 4, ORIGINAL TOWN, NOW VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS; SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES OR A SURVEY 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.

15-11-476-012

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

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

**Seller Information**

SOUTHERN ILLINOIS HOME BUYERS, LLC

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

4820 RACHEL LN \_\_\_\_\_ STEELEVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62288-2732  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-559-8773 \_\_\_\_\_ 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**

FRANCISCO PASTOR CALEL

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

505 E CHESTNUT ST \_\_\_\_\_ PERCY \_\_\_\_\_ IL \_\_\_\_\_ 62272-1517  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

731-335-2633 \_\_\_\_\_ 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:**

FRANCISCO PASTOR CALEL \_\_\_\_\_ 505 E CHESTNUT ST \_\_\_\_\_ PERCY \_\_\_\_\_ IL \_\_\_\_\_ 62272-1517  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20250807962950  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02505

**Preparer Information**

Preparer and company name ARBEITER LAW OFFICES / JW		USA Country	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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079</u> <u>41</u> <u>R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2024</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No
Land <u>3035</u>	5 Comments
Buildings <u>16650</u>	
Total <u>19685</u>	
Illinois Department of Revenue Use	Tab number <u>M374</u>



Declaration ID: 20250807962950

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02505

**Additional Sellers Information**

**Additional Buyers Information**

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CIPRIANA OXLAJ AJANEL	505 E. CHESTNUT	PERCY	IL	622720000	7313352633	USA

15



## PTAX-203 Illinois Real Estate Transfer Declaration

RECORDED  
09/02/2025 08:35 AM Pages: 1

### 2025R02506

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

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

1 512 S GARFIELD  
Street address of property (or 911 address, if available)

STEELEVILLE 62288-0000  
City or village ZIP

T6S R5W  
Township

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

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

Primary PIN	Lot size or acreage	Unit	No Split Parcel
17-028-012-00	0.28	Acres	No

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

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	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>342.50</b>

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

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

10 Identify only the items that apply to this sale.

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

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify): \_\_\_\_\_

s  Homestead exemptions on most recent tax bill:

1 General/Alternative	6,000.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	7,750.00

### 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: 20250807960780  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R025010

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. <b>This is the net consideration subject to transfer tax.</b>	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. <b>This is the total amount of transfer tax due</b>	21			262.50

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

LOT 7 IN BLOCK 4 OF HENRY FIENE'S SECOND ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED AUGUST 23, 1927, RECORDED NOVEMBER 17, 1927, IN PLAT BOOK "G", PAGE 9 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

15-16-311-006

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

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

**Seller Information**

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

12 ROSEWOOD CT  
 Street address (after sale)  
 STEELEVILLE  
 City  
 IL  
 State  
 62288-1826  
 ZIP

618-317-1135  
 Seller's daytime phone  
 Phone extension  
 USA  
 Country

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

**Buyer Information**

JOSEPH D. TANNER  
 Buyer's or trustee's name  
 Buyer'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  
 Buyer's daytime phone  
 Phone extension  
 USA  
 Country

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

**Mail tax bill to:**

JOSEPH D. TANNER  
 Name or company  
 512 S GARFIELD ST  
 Street address  
 STEELEVILLE  
 City  
 IL  
 State  
 62288-2020  
 ZIP

USA  
 Country

**Preparer Information**



Declaration ID: 20250807960780  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not issued

2025 R02506

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	<u>079</u> <u>41</u> <u>R</u>	County	Township	Class	Cook-Minor	Code 1	Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.						
	Land						<u>3325</u>
	Buildings						<u>37500</u>
	Total						<u>40825</u>
3	Year prior to sale <u>2024</u>						
4	Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No						
5	Comments						

Illinois Department of Revenue Use

Tab number

M375



Declaration ID: 20250807960780

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

*2025R02506*

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**Additional Sellers Information**

**Additional Buyers Information**

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CYNDA R. TANNER						

15



RECORDED

09/03/2025 12:28 PM Pages: 3

2025R02519

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
<b>Total:</b>	<b>125.00</b>



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 503 S PARK CT

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

PERCY 62272-0000  
City or village ZIP

T6S R5W  
Township

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

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

17-114-006-00	.38	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/29/2025  
Date

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

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

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

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

Current Intended

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

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 9,801.00
  - 2 Senior Citizens 0.00
  - 3 Senior Citizens Assessment Freeze 0.00

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

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

11 Full actual consideration	11	<u>30,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250707947234  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02519

ALBERTO CASTANEDA MENDOZA	503 S PARK CT	PERCY	IL	62272-1433
Name or company	Street address	City	State	ZIP

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

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

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

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

Land	<u>3530</u>
Buildings	<u>8455</u>
Total	<u>11985</u>

3 Year prior to sale 2024

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

5 Comments

Illinois Department of Revenue Use	Tab number <u>M376</u>
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AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	459.00
COUNTY STAMP FEE	229.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>758.50</b>



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 WESBECHER ROAD  
Street address of property (or 911 address, if available)

ELLIS GROVE 62241-0000  
City or village ZIP

T5S R7W  
Township

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

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

<u>10-048-009-00</u>	<u>76.91</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/29/2025  
Date

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

Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

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

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

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

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

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	<u>458,700.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250807970745  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02520

SITUATED IN THE COUNTY OF RANDOLPH, IN THE STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THIS STATE. SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED. ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING LINES, RESTRICTIONS OF RECORD.

08-34-300-003; 08-33-400-012; 12-04-200-002

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

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

**Seller Information**

GREGORY K. JUNG

Seller's or trustee's name

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

9233 MAIN ST  
Street address (after sale)

ALTENBURG  
City

MO  
State

63732-6104  
ZIP

573-979-2748  
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**

OPOSSUM CREEK FARMS, LLC

Buyer's or trustee's name

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

502 E SAINT FRANCOIS ST  
Street address (after sale)

PERRYVILLE  
City

MO  
State

63775-1492  
ZIP

573-846-8145  
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:**

OPOSSUM CREEK FARMS, LLC  
Name or company

502 E SAINT FRANCOIS ST  
Street address

PERRYVILLE  
City

MO  
State

63775-1492  
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**



Declaration ID: 20250807970745  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02520

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
10-047-008-50	10.07	Acres	No
11-003-016-00	4.76	Acres	No

**Personal Property Table**



## PTAX-203

### Illinois Real Estate Transfer Declaration

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	263.00
COUNTY STAMP FEE	131.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>474.50</b>

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

1 10712 POPLAR  
Street address of property (or 911 address, if available)

COULTERVILLE 62237-0000  
City or village ZIP

T4S R5W  
Township

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

01-021-016-00	4.44	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):

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):

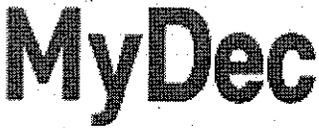
- 10 Identify only the items that apply to this sale.
- a  Fulfillment of installment contract year contract initiated : \_\_\_\_\_
  - b  Sale between related individuals or corporate affiliates
  - c  Transfer of less than 100 percent interest
  - d  Court-ordered sale
  - e  Sale in lieu of foreclosure
  - 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	263,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807954262  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02521

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			263,000.00
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			263,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			526.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			263.00
20	County tax stamps — multiply Line 18 by 0.25.	20			131.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			394.50

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF RANDOLPH AND STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE FROM SAID POINT OF BEGINNING ALONG SAID WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 585 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION 372 FEET TO A POINT; THENCE SOUTHERLY ALONG THE LINE PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION 583 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION 372 FEET TO THE POINT OF BEGINNING.  
 SUBJECT TO: THIS LEGAL DESCRIPTION IS THE SAME AS DEED IN BOOK 797, PAGE 797, EXCEPTING DEED DOCUMENT NO. 2011R00462 AND ADDING DEED DOCUMENT NO. 2011R00463  
 SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

04-12-200-023

**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 HORMANN  
 Seller's or trustee's name  
 Seller's trust number (if applicable - not an SSN or FEIN)  
 10712 POPLAR ST  
 Street address (after sale) COULTERVILLE IL 62237-1240  
 City State ZIP  
 618-615-5260  
 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 C. GERLACH  
 Buyer's or trustee's name  
 Buyer's trust number (if applicable - not an SSN or FEIN)  
 1023 S MAIN ST  
 Street address (after sale) COULTERVILLE IL 62237-1507  
 City State ZIP  
 618-317-2793  
 Buyer's daytime phone Phone extension USA  
 Country





Declaration ID: 20250807954262

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

*2025 R02521*

**Additional Sellers Information**

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
RHONDA HORMANN						

**Additional Buyers Information**

13



Tx: 4171654

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09/03/2025 02:55 PM Pages: 2

2025R02525

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 207 CHERRY  
 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

<u>11-053-003-00</u>	<u>0.19</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/3/2025  
 Date

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

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

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

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

Current Intended

a  Land/lot only

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

c  Mobile home residence

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

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

f  Office

g  Retail establishment

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

i  Industrial building

j  Farm

k  Other (specify): \_\_\_\_\_

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	115.00
COUNTY STAMP FEE	57.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>252.50</b>

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

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

10 Identify only the items that apply to this sale.

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



Declaration ID: 20250807961273  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02525

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			115,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			115,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			230.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			115.00
20	County tax stamps — multiply Line 18 by 0.25.	20			57.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			172.50

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

PART OF OUTLOT 5, BEING PART OF THE SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 5; THENCE EAST 337.5 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF OUTLOT 5, 60 FEET; THENCE NORTH 140 FEET; THENCE WEST 60 FEET; THENCE SOUTH 140 FEET TO THE PLACE OF BEGINNING, LOCATED IN THE VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS.

13-17-302-006

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

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

**Seller Information**

EMILY K. COLVIS  
 Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

911A PHILIP AVE \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-1982  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-615-6153 \_\_\_\_\_  
 Seller's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
 Country \_\_\_\_\_

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

**Buyer Information**

JOSHUA D. FORTMAN  
 Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

207 CHERRY AVE \_\_\_\_\_ ELLIS GROVE \_\_\_\_\_ IL \_\_\_\_\_ 62241-0000  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-615-6552 \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
 Country \_\_\_\_\_

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

**Mail tax bill to:**

JOSHUA D. FORTMAN \_\_\_\_\_ 207 CHERRY AVE \_\_\_\_\_ ELLIS GROVE \_\_\_\_\_ IL \_\_\_\_\_ 62241-0000  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20250807961273  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02528

**Preparer Information**

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

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

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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079 43 R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2024</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No
Land <u>3325</u>	5 Comments
Buildings <u>10965</u>	
Total <u>14290</u>	
Illinois Department of Revenue Use	Tab number <u>M380</u>



Declaration ID: 20250807962313  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp:



DocId:8188706  
 Tx:4171670

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09/04/2025 12:30 PM Pages: 3

2025R02534

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	200.00
COUNTY STAMP FEE	100.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>380.00</b>



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

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

1 812 LOCUST 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. 2

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

<u>13-122-008-00</u>	<u>0.20</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/29/2025  
 Date

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

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

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

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

Current Intended

a  Land/lot only

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

c  Mobile home residence

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

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

f  Office

g  Retail establishment

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

i  Industrial building

j  Farm

k  Other (specify): \_\_\_\_\_

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	11,000.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

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

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

11 Full actual consideration 11 200,000.00

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





Declaration ID: 20250807962313  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02534

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
13-122-002-00	0.06	Acres	No

**Personal Property Table**



## PTAX-203 Illinois Real Estate Transfer Declaration

**2025R02536**

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	134.00
COUNTY STAMP FEE	67.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>281.00</b>

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

1 600 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

<u>19-047-001-00</u>	<u>0.17</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/29/2025  
Date

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

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

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

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

Current Intended

a  Land/lot only

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

c  Mobile home residence

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

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

f  Office

g  Retail establishment

h  Commercial building (specify):

i  Industrial building

j  Farm

k  Other (specify):

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	<u>134,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250707947029  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02536

**Preparer Information**

Preparer and company name REBECCA COOPER - COOPER & LIEFER LAW OFFICES		USA Country	Preparer's file number (if applicable)	Escrow number (if applicable)
205 E MARKET ST 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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079 35 R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2024</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Land <u>2400</u>	5 Comments
Buildings <u>30405</u>	
Total <u>32805</u>	
Illinois Department of Revenue Use	Tab number <u>M382</u>



RECORDED

09/04/2025 12:30 PM Pages: 3

2025R02538

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	130.00
COUNTY STAMP FEE	65.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>275.00</b>



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 200 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

<u>15-043-002-50</u>	<u>0.2200</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/3/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

11 Full actual consideration	11	<u>130,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250807961948  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02538

618-340-5330  
 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:

LANE T. LEONARD 200 HENRY ST PRAIRIE DU ROCHER IL 62277-2204  
 Name or company Street address City State ZIP

USA  
 Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer					
1	079	39	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	585			
	Buildings	20,695			
	Total	21,280			
3	Year prior to sale 2024				
4	Does the sale involve a mobile home assessed as real estate? Yes No <input checked="" type="checkbox"/>				
5	Comments				
Illinois Department of Revenue Use			Tab number		
			M383		



RECORDED

09/05/2025 10:51 AM Pages: 2

2025R02550

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 5968 STATE ROUTE 3

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

11-006-019-00	2.00	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/3/2025  
Date

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

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

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

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

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

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale.

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	104.00
COUNTY STAMP FEE	52.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>236.00</b>

#### 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 11 104,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250707934503  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02550

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			104,000.00
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			104,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			208.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			104.00
20 County tax stamps — multiply Line 18 by 0.25.	20			52.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			156.00

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

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 7 WEST, OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 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, 242.59 FEET TO AN IRON PIN; THENCE WESTERLY, WITH A DEFLECTION ANGLE OF 90° 34' 24", PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALONG THE SOUTH LINE OF THE NORTH SEVEN ACRES (7.666 ACRES PROPORTIONED), 674.55 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT: THENCE CONTINUING WESTERLY, ALONG THE LAST DESCRIBED COURSE, 503.00 FEET TO AN IRON PIN AT THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 3 (120 FEET WIDE); THENCE CONTINUING WESTERLY, WITH A DEFLECTION ANGLE OF 11° 03' 09", TO THE LEFT, ALONG SAID EASTERLY LINE OF ROUTE 3, 10.00 FEET TO AN IRON PIN AT A CHANGE IN RIGHT OF WAY (110 FEET WIDE); THENCE SOUTHERLY, ALONG SAID EASTERLY LINE OF ROUTE 3. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1482.69 FEET, AN ARC DISTANCE OF 217.33 FEET TO AN IRON PIN, THE CHORD OF SAID ARC DEFLECTING 85° 48' 03" FROM THE LAST DESCRIBED COURSE; THENCE EASTERLY, ALONG SAID EASTERLY LINE OF ROUTE 3, RADIAL TO SAID CURVE, 10.00 FEET TO AN IRON PIN AT A CHANGE IN SAID RIGHT OF WAY (120 FEET WIDE); THENCE SOUTHERLY, ALONG SAID EASTERLY LINE OF ROUTE 3, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1492.69 FEET, AN ARC DISTANCE OF 61.67 FEET TO AN IRON PIN; THENCE EASTERLY, DEFLECTING 88° 37' 52" FROM THE CHORD OF SAID ARC, 127.00 FEET TO AN IRON PIN; THENCE NORTHERLY, WITH A DEFLECTION ANGLE OF 94° 36' 10", 137.00 FEET TO AN IRON PIN; THENCE EASTERLY, WITH A DEFLECTION ANGLE OF 94° 24' 27", 344 FEET TO AN IRON PIN THENCE NORTHERLY, WITH A DEFLECTION ANGLE OF 83° 21' 30", 141.00 FEET TO THE POINT OF BEGINNING.

13-08-100-018

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

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

**Seller Information**

CHERY L CLEVELAND  
 Seller's or trustee's name

5968 STATE ROUTE 3  
 Street address (after sale)

618-910-8440  
 Seller's daytime phone

ELLIS GROVE  
 City

USA  
 Country

IL  
 State

62241-1302  
 ZIP

Under penalties of perjury, I 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**

MITCHEL S. CLEVELAND



Declaration ID: 20250707934503  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02550

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 805 CEDARDALE LN \_\_\_\_\_ STEELEVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62288-1035  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 618-826-0820 \_\_\_\_\_ 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:**

MITCHEL S. CLEVELAND \_\_\_\_\_ 805 CEDARDALE LN \_\_\_\_\_ STEELEVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62288-1035  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ 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 \_\_\_\_\_ CHESTER \_\_\_\_\_ IL \_\_\_\_\_ 62233-1657  
 Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 rwa@arbeiterlaw.com \_\_\_\_\_ 618-826-2369 \_\_\_\_\_ USA \_\_\_\_\_  
 Preparer's email address (if available) \_\_\_\_\_ Preparer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

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

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

1 079 43 R  
 County Township Class Cook-Minor Code 1 Code 2  
 2 Board of Review's final assessed value for the assessment year prior to the year of sale.  
 Land 2900  
 Buildings 25320  
 Total 28220  
 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

M384

15



## PTAX-203 Illinois Real Estate Transfer Declaration

### 2025R02555

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	44.50
COUNTY STAMP FEE	22.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>146.75</b>

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

1 802 E MAIN  
 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

<u>17-032-004-00</u>	<u>0.22</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 8/23/2025  
 Date

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

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

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

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

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

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

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

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

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

11 Full actual consideration	11	44,233.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807953174  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02555

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			44,233.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			44,233.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			89.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			44.50
20	County tax stamps — multiply Line 18 by 0.25.	20			22.25
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			66.75

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

LOT 1 IN BLOCK 5 OF H. T. HARRIS SECOND SUBDIVISION, STEELEVILLE, BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

15-16-285-001

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

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

**Seller Information**

SHEREENA K. GONIS

Seller's or trustee's name

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

109 E KENTUCKY ST  
Street address (after sale)

COULTERVILLE  
City

IL  
State

62237-1740  
ZIP

618-965-3441

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 C. MCINTYRE

Buyer's or trustee's name

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

802 E MAIN ST  
Street address (after sale)

STEELEVILLE  
City

IL  
State

62288-1714  
ZIP

618-965-3441

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 C. MCINTYRE  
Name or company

802 E MAIN ST  
Street address

STEELEVILLE  
City

IL  
State

62288-1714  
ZIP

**Preparer Information**

USA

Country



Declaration ID: 20250807953174  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02555

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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079</u> <u>41</u> <u>R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2024</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Land <u>2970</u>	5 Comments
Buildings <u>22890</u>	
Total <u>25860</u>	
Illinois Department of Revenue Use	Tab number <u>M385</u>



Declaration ID: 20250807953174

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

*2025 R02555*

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**Additional Sellers Information**

**Additional Buyers Information**

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



## PTAX-203 Illinois Real Estate Transfer Declaration

2025R02582

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	31.00
COUNTY STAMP FEE	15.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>126.50</b>

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

1 1525 SWANWICK  
 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

<u>18-053-004-00</u>	<u>0.13</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/8/2025  
 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: \_\_\_\_\_

- 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	<u>31,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250907975918  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02582

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			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 2, BLOCK 22, SWANWICK'S ADDITION TO THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED SEPTEMBER 24, 1847 IN PLAT BOOK "A" AT PAGE 71 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS  
 18-07-453-018

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

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

**Seller Information**

CHARITY FUEHNE  
 Seller's or trustee's name  
 Seller's trust number (if applicable - not an SSN or FEIN)  
 2963 OAK MOUND LN  
 Street address (after sale)  
 XENIA  
 City  
 IL  
 State  
 62899-2233  
 ZIP  
 618-000-0000  
 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**

GABRIEL GUZMAN  
 Buyer's or trustee's name  
 Buyer's trust number (if applicable - not an SSN or FEIN)  
 1525 SWANWICK ST  
 Street address (after sale)  
 CHESTER  
 City  
 IL  
 State  
 62233-1014  
 ZIP  
 618-000-0000  
 Buyer's daytime phone  
 Phone extension  
 USA  
 Country

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

**Mail tax bill to:**

GABRIEL GUZMAN  
 Name or company  
 1525 SWANWICK ST  
 Street address  
 CHESTER  
 City  
 IL  
 State  
 62233-1014  
 ZIP  
 USA  
 Country

**Preparer Information**

JASON COFFEY COFFEY - FISHER, KERKHOVER, COFFEY &



Declaration ID: 20250907975918  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02582

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

<b>To be completed by the Chief County Assessment Officer</b>	
<p>1 <u>079 48 R</u></p> <p>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 <u>3720</u></p> <p>Buildings <u>17410</u></p> <p>Total <u>21130</u></p>	<p>3 Year prior to sale <u>2024</u></p> <p>4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number <u>M386</u>



Declaration ID: 20250807961448  
 Status: Closing Completed  
 Document No.: Not Recorded

3

RECORDED  
 09/09/2025 08:24 AM Pages: 3  
 State/County Stamp: ~~Not Issued~~ 2025R02584  
 MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

8188805



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
RHSPC	19.00
RECORDERS DOCUMENT STORAGE	3.66
<b>TOTAL:</b>	<b>80.00</b>

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

1 9570 STATE ROUTE 154  
 Street address of property (or 911 address, if available)  
SPARTA 62286-0000  
 City or village ZIP  
T4S R6W  
 Township

2 Enter the total number of parcels to be transferred. 1  
 3 Enter the primary parcel identifying number and lot size or acreage  
05-019-011-50 3.0300 Acres No  
 Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 8/21/2025  
 Date

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

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

8 Identify the property's current and intended primary use.  
 Current Intended  
 a  Land/lot only  
 b   Residence (single-family, condominium, townhome, or duplex)  
 c  Mobile home residence  
 d  Apartment building (6 units or less) No. of units: \_\_\_\_\_  
 e  Apartment building (over 6 units) No. of units: \_\_\_\_\_  
 f  Office  
 g  Retail establishment  
 h  Commercial building (specify): \_\_\_\_\_  
 i  Industrial building  
 j  Farm  
 k  Other (specify): \_\_\_\_\_

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: \_\_\_\_\_  
 Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify): \_\_\_\_\_

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

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

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

11 Full actual consideration 11 46,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250807961448  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02584

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		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	<u>X</u> b	k m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17		0.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		0.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19		0.00
20 County tax stamps — multiply Line 18 by 0.25.	20		0.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21		0.00

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

A PART OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, IN TOWNSHIP 4 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE A PROPERTY POST BEING A STATE HIGHWAY MARKER ON THE RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE NO. 154, ON THE NORTH RIGHT-OF-WAY OF THE ROCK ROAD FOR A DISTANCE OF 248 FEET TO EAST LINE OF EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 WEST, RANDOLPH COUNTY, ILLINOIS; THENCE WEST ON SAID NORTH RIGHT-OF-WAY LINE OF SAID ROCK ROAD, A DISTANCE OF 237 FEET AS A POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE WEST ON SAID RIGHT-OF-WAY LINE 175 FEET; THENCE DUE NORTH 450 FEET TO RIGHT-OF-WAY OF STATE BOND ISSUE ROUTE NO. 154; THENCE IN A SOUTHEASTERLY DIRECTION ON SAID RIGHT-OF-WAY LINE OF SAID STATE BOND ISSUE ROUTE #154 FOR A DISTANCE OF 198 FEET; THENCE SOUTH A DISTANCE OF 346 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROUTE #154 AND THE NORTH RIGHT-OF-WAY LINE OF THE ROCK ROAD, AND THEN RUNNING THENCE WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID ROCK ROAD FOR A DISTANCE OF 340 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE CONTINUING WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE ROCK ROAD FOR A DISTANCE OF 145 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE BOND ISSUE ROUTE #154; THENCE RUNNING IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID STATE BOND ISSUE ROUTE #154 FOR A DISTANCE OF 173 FEET, AND THENCE RUNNING SOUTH FOR A DISTANCE OF 253 FEET TO THE POINT OF BEGINNING.

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

03-20-400-014

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

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

**Seller Information**

SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C.,  
 ALSO KNOWN AS THE UNITED STATES DEPARTMENT 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**

ROGER M. SWEENEY



Declaration ID: 20250807961448  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02584

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 919 COUNTRY CLUB DR RED BUD IL 62278-1475  
 Street address (after sale) City State ZIP  
 618-223-0510 \_\_\_\_\_  
 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:

ROGER M. SWEENEY 919 COUNTRY CLUB DR RED BUD IL 62278-1475  
 Name or company Street address City State ZIP  
 USA  
 Country

Preparer Information

JESSICA STROMSKE - AMT TITLE SERVICES, INC. NIL-1417682 NIL-1417682  
 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 \_\_\_\_\_  
 Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer					
1	079	32	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	5145			
	Buildings	21245			
	Total	26390			
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		
			M387		

4



RECORDED

09/09/2025 12:56 PM Pages: 3

2025R02591

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



## PTAX-203

### Illinois Real Estate Transfer Declaration

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	275.00
COUNTY STAMP FEE	137.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>492.50</b>

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

1 STATE RT 13

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

COULTERVILLE 62237-0000  
 City or village ZIP

T4S R5W  
 Township

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

01-009-007-00	31.9	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/4/2025  
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	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	0.00



Declaration ID: 20250807970993  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02591

**Buyer Information**

MICHAEL G. NEILL, TRUSTEE

Buyer's or trustee's name: MICHAEL G. NEILL, TRUSTEE  
 Buyer's trust number (if applicable - not an SSN or FEIN):  
 512 DEER LAKE DR E Street address (after sale)  
 CARBONDALE City  
 IL State  
 62901-5254 ZIP  
 618-201-4094 Buyer's daytime phone  
 Phone extension  
 USA Country

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

**Mail tax bill to:**

MICHAEL G. NEILL, TRUSTEE Name or company  
 512 DEER LAKE DR E Street address  
 CARBONDALE City  
 IL State  
 62901-5254 ZIP  
 USA Country

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name: REBECCA COOPER - COOPER & LIEFER LAW OFFICES  
 Preparer's file number (if applicable): RED BUD  
 Escrow number (if applicable): IL 62278-1525  
 205 E MARKET ST Street address  
 RED BUD City  
 IL State  
 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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079</u> <u>31</u> <u>F</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2024</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale.  Land <u>10645</u> Buildings _____ Total <u>10645</u>	4 Does the sale involve a mobile home assessed as real estate? ___ Yes <input checked="" type="checkbox"/> No 5 Comments
Illinois Department of Revenue Use	Tab number <u>M 388</u>



**Declaration ID:** 20250807970993  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

*2025R02591*

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

<u>Property index number (PIN)</u>	<u>Lot size or acreage</u>	<u>Unit</u>	<u>Split Parcel?</u>
04-054-000-12	3	Acres	No

**Personal Property Table**



Declaration ID: 20250807975512  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued



DocId: 8188828

Tx: 4171755  
 RECORDED

09/09/2025 01:28 PM Pages: 3



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**2025R02592**

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	350.00
COUNTY STAMP FEE	175.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>605.00</b>

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

1 5437 RICHFIELD RD  
 Street address of property (or 911 address, if available)

RED BUD 62278-0000  
 City or village ZIP

T4S R8W  
 Township

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

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

<u>13-034-005-00</u>	<u>.5</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/4/2025  
 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	<u>350,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250807975512

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02592

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			350,000.00
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			350,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			700.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			350.00
20	County tax stamps — multiply Line 18 by 0.25.	20			175.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			525.00

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

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, SAID POINT BEING LOCATED 254 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 AS MEASURED ALONG SAID SOUTH LINE; THENCE EAST ON SAID SOUTH LINE, A DISTANCE OF 93 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 235 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 93 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 235 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES. SUBJECT TO WELL EASEMENT RECORDED IN BOOK 256, PAGE 662, IN THE RANDOLPH COUNTY, ILLINOIS RECORDS.

ALSO:

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, SAID POINT BEING LOCATED 347 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, AS MEASURED ALONG SAID SOUTH LINE; THENCE EAST ON SAID SOUTH LINE, A DISTANCE OF 93 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 235 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 93 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 235 FEET TO THE POINT OF BEGINNING.

01-22-252-018; 01-22-252-013

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

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

**Seller Information**

THEODORE J. & CYNTHIA L. MOORE

Seller's or trustee's name

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

10233 STOTZ LAKE RD

Street address (after sale)

RED BUD

City

IL

State

62278-2347

ZIP

618-979-7768

Seller's daytime phone

Phone extension

USA

Country

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

**Buyer Information**

MICHAEL ROBERT & CHERYL GROSS



Declaration ID: 20250807975512  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02592

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 5437 RICHFIELD RD \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-4525  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 719-229-2439 \_\_\_\_\_ 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:**

MICHAEL ROBERT & CHERYL \_\_\_\_\_ 5437 RICHFIELD RD \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-4525  
 GROSS company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 USA \_\_\_\_\_  
 Country \_\_\_\_\_

**Preparer Information**

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

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

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

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

To be completed by the Chief County Assessment Officer					
1	079	34	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	5260			
	Buildings	35810			
	Total	41070			
3	Year prior to sale 2024				
4	Does the sale involve a mobile home assessed as real estate? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
5	Comments				
Illinois Department of Revenue Use			Tab number		
			M389		



Declaration ID: 20250807975512

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

*2025R02592*

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
13-034-004-50	.5	Acres	No

**Personal Property Table**



October 23, 2025

To Whom It May Concern:

RE: Document #2025R02592  
Parcels: 13-034-005-00; 13-034-004-50  
5437 Richfield Rd Red Bud IL 62278

As to Line 9 of the Transfer Declaration for the above referenced property, major remodeling was completed in the year prior to the sale in 2025. This included but was not limited to new flooring throughout and a total kitchen and bathroom remodel.

Signed,

Monroe County Title  
Preparer

Christopher W Koester  
Supervisor of Assessments  
#1 Taylor Street, Room 203  
Chester, IL 62233

618-826-5000 ext. 4  
assessor@randolphcountyil.gov

15

State/County Stamp



DocId:8188872  
 Tx:4171794

RECORDED

09/11/2025 10:28 AM Pages: 1

2025R02608

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



## PTAX-203 Illinois Real Estate Transfer Declaration

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	35.00
COUNTY STAMP FEE	17.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>132.50</b>

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

1 506 S CHESTER  
 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

<u>17-028-005-00</u>	<u>0.38</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/5/2025  
 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: \_\_\_\_\_

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	35,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807967396  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02608

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			35,000.00
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			35,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			70.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			35.00
20 County tax stamps — multiply Line 18 by 0.25.	20			17.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			52.50

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

LOT 10 IN BLOCK 3 IN HENRY FIENE'S NEW SECOND ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED AUGUST 23, 1927, AND RECORDED NOVEMBER 17, 1927, IN PLAT BOOK "G" AT PAGE 9, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

15-16-310-003

**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**

JANICE GRIMM  
 Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 306 S SPARTA ST STEELEVILLE IL 62288-2125  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 618-708-2099 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**

HECHT PROPERTIES, LLC  
 Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 511 S GARFIELD ST STEELEVILLE IL 62288-2019  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 618-615-5582 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:**

HECHT PROPERTIES, LLC 511 S GARFIELD ST STEELEVILLE IL 62288-2019  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

**Preparer Information**

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



Declaration ID: 20250807967396  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02608

- 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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079 41 R</u>	3 Year prior to sale <u>2024</u>
County Township Class Cook-Minor Code 1 Code 2	4 Does the sale involve a mobile home assessed as real estate? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	5 Comments
Land <u>3585</u>	
Buildings <u>30770</u>	
Total <u>34355</u>	
Illinois Department of Revenue Use	Tab number <u>M390</u>



Declaration ID: 20250807971203  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued



DocId: 8188878  
 Tx: 4171798

RECORDED

09/11/2025 11:27 AM Pages: 14



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**2025R02613**

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	170.00
COUNTY STAMP FEE	85.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>335.00</b>

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

1 502 E SOUTH 2ND 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

<u>13-116-002-00</u>	<u>0.4100</u>	Acres	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/10/2025  
 Date

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

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

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

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

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

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

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

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	11,000.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	28,295.00

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

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

11 Full actual consideration	11	170,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807971203  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02613

**Buyer Information**

ERIC V. BRAUN

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 502 E SOUTH 2ND ST \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-1657  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 618-305-3592 \_\_\_\_\_  
 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:**

ERIC V. BRAUN \_\_\_\_\_ 502 E SOUTH 2ND ST \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-1657  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 USA \_\_\_\_\_  
 Country \_\_\_\_\_

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

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

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

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

Land \_\_\_\_\_ 11540  
 Buildings \_\_\_\_\_ 40025  
 Total \_\_\_\_\_ 51565

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

M391



RECORDED

09/11/2025 11:37 AM Pages: 3

2025R02614

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 404 WEST FIELD DRIVE  
 Street address of property (or 911 address, if available)  
RED BUD 62278-0000  
 City or village ZIP

T4S R8W  
 Township

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

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

13-113-110-00	.27	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/3/2025  
 Date

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

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

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

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

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

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	38,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807966906  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R 02614

	12b	Yes	X	No
12b Was the value of a mobile home included on Line 12a?	13			38,000.00
13 Subtract Line 12a from Line 11. This is the net consideration for real property	14			0.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	15			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	16	b	k	m
16 If this transfer is exempt, identify the provision.	17			38,000.00
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	18			76.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	19			38.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	20			19.00
20 County tax stamps — multiply Line 18 by 0.25.	21			57.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>				

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

LOT 56 OF FINAL PLAT FOR FIELDSTONE-PHASE 2, AS SHOWN BY PLAT RECORDED AUGUST 20, 2021 IN PLAT CABINET 7, JACKET 217 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, ALL WITHIN THE CITY OF RED BUD, COUNTY OF RANDOLPH, STATE OF ILLINOIS. SUBJECT TO ALL RESTRICTIVE COVENANTS RECORDED ON JUNE 17, 2021 AS DOCUMENT NO. 2021R02562 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.

01-08-283-024

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

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

**Seller Information**

BLOSSOM CITY DEVELOPMENT, LLC

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

1133 JACOB DR \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-2432  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-791-1531 \_\_\_\_\_ 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**

SCHMOLL CUSTOM BUILDERS, LLC

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

9849 STRINGTOWN RD \_\_\_\_\_ BALDWIN \_\_\_\_\_ IL \_\_\_\_\_ 62217-1237  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-317-4491 \_\_\_\_\_ 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:**

SCHMOLL CUSTOM BUILDERS, LLC \_\_\_\_\_ 9849 STRINGTOWN RD \_\_\_\_\_ BALDWIN \_\_\_\_\_ IL \_\_\_\_\_ 62217-1237  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20250807966906  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02614

**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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079</u> <u>34</u> <u>R</u> <u>05</u>	3 Year prior to sale <u>2024</u>
County Township Class Cook-Minor Code 1 Code 2	4 Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	5 Comments
Land <u>805</u>	
Buildings <u>805</u>	
Total <u>805</u>	
Illinois Department of Revenue Use	Tab number <u>M392</u>



Declaration ID: 20250807966924  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued  
 DocId: 8188882  
 TX: 4171799

RECORDED  
 09/11/2025 11:37 AM Pages: 3



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**2025R02615**

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	38.00
COUNTY STAMP FEE	19.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>137.00</b>

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

1 405 COBBLESTONE  
 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

<u>13-113-108-00</u>	<u>.27</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/3/2025  
 Date

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

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

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

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

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

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

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

1 General/Alternative	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	<u>38,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250807966924  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02615

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			38,000.00
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	<u>b</u>	<u>k</u>	<u>m</u>
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			38,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			76.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			38.00
20 County tax stamps — multiply Line 18 by 0.25.	20			19.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			57.00

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

LOT 49 OF FINAL PLAT FOR FIELDSTONE-PHASE 2, AS SHOWN BY PLAT RECORDED AUGUST 20, 2021 IN PLAT CABINET 7, JACKET 217 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, ALL WITHIN THE CITY OF RED BUD, COUNTY OF RANDOLPH, STATE OF ILLINOIS. SUBJECT TO ALL RESTRICTIVE COVENANTS RECORDED ON JUNE 17, 2021 AS DOCUMENT NO. 2021R02562 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.

01-08-283-021

**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**

BLOSSOM CITY DEVELOPMENT, LLC

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

1133 JACOB DR \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-2432  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-791-1531 \_\_\_\_\_ 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**

SCHMOLL CUSTOM BUILDERS, LLC

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

9849 STRINGTOWN RD \_\_\_\_\_ BALDWIN \_\_\_\_\_ IL \_\_\_\_\_ 62217-1237  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-317-4491 \_\_\_\_\_ 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:**

SCHMOLL CUSTOM BUILDERS, LLC 9849 STRINGTOWN RD \_\_\_\_\_ BALDWIN \_\_\_\_\_ IL \_\_\_\_\_ 62217-1237  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20250807966924  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 RD2615

**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

<b>To be completed by the Chief County Assessment Officer</b>	
<p>1 <u>079 34 R</u></p> <p>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 <u>805</u></p> <p>Buildings <u>805</u></p> <p>Total <u>805</u></p>	<p>3 Year prior to sale <u>2024</u></p> <p>4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number <u>M393</u>



Declaration ID: 20250907982745  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: DOCID: 8188891  
 Tx: 4171806



RECORDED  
 09/11/2025 03:08 PM Pages: 3



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

**2025R02621**

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	214.00
COUNTY STAMP FEE	107.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>401.00</b>

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

1 823 E MARKET 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

<u>13-078-014-00</u>	<u>0.2200</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/10/2025  
 Date

5 Type of instrument (Mark with an "X."): Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify): Sheriff'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: \_\_\_\_\_ 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	<u>214,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250907982745  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02621

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			214,000.00
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			214,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			428.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			214.00
20	County tax stamps — multiply Line 18 by 0.25.	20			107.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			321.00

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

LOTS ELEVEN (11) AND TWELVE (12) IN HORACE SIMMONS ADDITION TO THE CITY OF RED BUD, ILLINOIS

01-04-411-015

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

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

**Seller Information**

RANDOLPH COUNTY SHERIFF

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

200 W BUENA VISTA ST \_\_\_\_\_ CHESTER \_\_\_\_\_ IL \_\_\_\_\_ 62233-1919  
 Street address (after sale) City State ZIP

618-826-5484 \_\_\_\_\_  
 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**

SARKEL HOMES LLC

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

1323 SUMMERFIELD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2873  
 Street address (after sale) City State ZIP

618-318-1260 \_\_\_\_\_  
 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:**

SARKEL HOMES LLC \_\_\_\_\_ 1323 SUMMERFIELD \_\_\_\_\_ WATERLOO \_\_\_\_\_ IL \_\_\_\_\_ 62298-2873  
 Name or company Street address City State ZIP

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

**Preparer Information**

TYSON TANNER - BIGHAM, TANNER & FOSTER

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



Declaration ID: 20250907982745  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R 02621

206 N MAIN ST  
 Street address

PINCKNEYVILLE  
 City

IL  
 State

62274-1132  
 ZIP

office@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

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

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

Land 7770  
 Buildings 45940  
 Total 53710

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

M394

2



RECORDED

09/12/2025 10:29 AM Pages: 4

2025R02625

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



## PTAX-203 Illinois Real Estate Transfer Declaration

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

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

1 412 S 5TH  
 Street address of property (or 911 address, if available)

BALDWIN 62217-0000  
 City or village ZIP

T4S R7W  
 Township

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

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

<u>09-075-008-00</u>	<u>100 X 200</u>	<u>Sq. Feet</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/10/2025  
 Date

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

Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

- a  Fulfillment of installment contract year contract initiated: \_\_\_\_\_
- b  Sale between related individuals or corporate affiliates
- c  Transfer of less than 100 percent interest
- d  Court-ordered sale
- e  Sale in lieu of foreclosure
- f  Condemnation
- g  Short sale
- h  Bank REO (real estate owned)
- i  Auction sale
- j  Seller/buyer is a relocation company
- k  Seller/buyer is a financial institution or government agency
- l  Buyer is a real estate investment trust
- m  Buyer is a pension fund
- n  Buyer is an adjacent property owner
- o  Buyer is exercising an option to purchase
- p  Trade of property (simultaneous)
- q  Sale-leaseback
- r  Other (specify):
- s  Homestead exemptions on most recent tax bill:
  - 1 General/Alternative \_\_\_\_\_ 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	<u>20,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250907985285  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02625

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

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

THE FOLLOW DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF RANDOLPH AN STATE OF ILLINOIS, TO-WIT:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH 435.0 FEET TO A POINT; THENCE NORTH 88 DEGREES 45 MINUTES EAST, 30 FEET TO THE EAST RIGHT OF WAY LINE OF THE COUNTY HIGHWAY; THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED; THENCE SOUTH 100.0 FEET; THENCE NORTH 88 DEGREES 45 MINUTES EAST 200.0 FEET; THENCE NORTH 100.0 FEET; THENCE SOUTH 88 DEGREE 45 MINUTES WEST 200.0 FEET TO THE POINT OF BEGINNING, ALSO SHOWN AS PART OF LOT FIVE (5) IN HY-HILL SUBDIVISION TO THE VILLAGE OF BALDWIN, RANDOLPH COUNTY, ILLINOIS. SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

02-14-452-003

**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**

DENNIS B SANDEN  
 Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

9007 BALDWIN RD  
 Street address (after sale) \_\_\_\_\_ BALDWIN IL 62217-1609  
 City State ZIP

618-317-2003  
 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**

WILLIS R HARMS  
 Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

408 S 5TH ST  
 Street address (after sale) \_\_\_\_\_ BALDWIN IL 62217-1306  
 City State ZIP

618-708-0105  
 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: 20250907985285

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 RD 2625

**Additional Sellers Information**

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
KIM M. SANDEN	9007 BALDWIN RD	BALDWIN		622170000	6183172003	USA

**Additional Buyers Information**



## PTAX-203 Illinois Real Estate Transfer Declaration

**2025R02628**  
 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	264.00
COUNTY STAMP FEE	132.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>476.00</b>

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

1 208 MORA  
 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

<u>18-191-015-00</u>	<u>.26</u>	Acres	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/10/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	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	263,750.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807965049  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02628

**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

<b>To be completed by the Chief County Assessment Officer</b>	
<p>1 <u>079 47 R</u></p> <p>County Township Class Cook-Minor Code 1 Code 2</p>	<p>3 Year prior to sale <u>2024</u></p>
<p>2 Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land <u>5305</u></p> <p>Buildings <u>35065</u></p> <p>Total <u>40370</u></p>	<p>4 Does the sale involve a mobile home assessed as real estate? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number <u>M396</u>



RECORDED

09/16/2025 01:26 PM Pages: 5

2025R02648

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 11340 ZEIGLER MINE RD  
 Street address of property (or 911 address, if available)  
SPARTA 62286-0000  
 City or village ZIP  
T4S R5W  
 Township

2 Enter the total number of parcels to be transferred. 1  
 3 Enter the primary parcel identifying number and lot size or acreage  
01-053-012-00 1200 Sq. Feet 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 X Other (specify): Special Warranty Deed

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

8 Identify the property's current and intended primary use.  
 Current Intended  
 a       Land/lot only  
 b X X Residence (single-family, condominium, townhome, or duplex)  
 c       Mobile home residence  
 d       Apartment building (6 units or less) No. of units:     
 e       Apartment building (over 6 units) No. of units:     
 f       Office  
 g       Retail establishment  
 h       Commercial building (specify):  
 i       Industrial building  
 j       Farm  
 k       Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify):

10 Identify only the items that apply to this sale.  
 a    Fulfillment of installment contract  
 year contract initiated : \_\_\_\_\_  
 b    Sale between related individuals or corporate affiliates  
 c    Transfer of less than 100 percent interest  
 d    Court-ordered sale  
 e    Sale in lieu of foreclosure  
 f    Condemnation  
 g    Short sale  
 h 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 68,100.00  
 12a Amount of personal property included in the purchase    12a 0.00



Declaration ID: 20250807958323  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02648

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			68,100.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			68,100.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			137.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			68.50
20	County tax stamps — multiply Line 18 by 0.25.	20			34.25
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			102.75

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

A PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, KNOWN AS TRACT "E": COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTH HALF 1350.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, THENCE EASTERLY ALONG SAID NORTH LINE 330.00 FEET, THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°32' TO THE RIGHT 650.34 FEET, THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89°52" TO THE RIGHT 330.00 FEET, THENCE NORTHERLY 653.88 FEET TO THE POINT OF BEGINNING, CONTAINING 4.96 ACRES, MORE OR LESS, EXCEPTING ALL COAL, GAS, OIL AND OTHER MINERALS UNDERLYING THE SURFACE THEREOF, AND BEING SUBJECT TO A 25 FOOT PUBLIC ROADWAY EASEMENT ACROSS THE NORTH SIDE THEREOF.

04-30-100-004

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

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

**Seller Information**

LAKEVIEW LOAN SERVICING, LLC,

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

425 S FINANCIAL PL STE 2000 \_\_\_\_\_ CHICAGO \_\_\_\_\_ IL \_\_\_\_\_ 60605-1000  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

847-465-9898 \_\_\_\_\_ 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**

ELIZABETH MONTROY

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

11340 ZEIGLER MINE RD \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-3227  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-972-9875 \_\_\_\_\_ USA \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_



Declaration ID: 20250807958323  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02648

Under penalties of perjury, I 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:**

ELIZABETH MONTROY 11340 ZEIGLER MINE RD SPARTA IL 62286-3227  
 Name or company Street address City State ZIP

USA  
 Country

**Preparer Information**

BRIAN SEGEL - SEGEL LAW GROUP, INC

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)  
 1827 WALDEN OFFICE SQ STE 450 SCHAUMBURG IL 60173-4287  
 Street address City State ZIP  
 office@segellaw.com 847-465-9898 USA  
 Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer					
1	079	34	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	8965			
	Buildings	220			
	Total	10,185			
Illinois Department of Revenue Use			Tab number		
			M397		

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



## PTAX-203 Illinois Real Estate Transfer Declaration

2025R02654

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

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

1 13285 MOFFAT RD  
Street address of property (or 911 address, if available)

SPARTA 62286-0000  
City or village ZIP

T5S R5W  
Township

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

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

<u>02-001-009-00</u>	<u>2.19</u>	<u>Acres</u>	<u>Yes</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/16/2025  
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 type="checkbox"/>            | <input type="checkbox"/> Land/lot only  |
| b <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c <input type="checkbox"/>            | <input type="checkbox"/> Mobile home residence  |
| d <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____               |
| e <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____                  |
| f <input type="checkbox"/>            | <input type="checkbox"/> Office   |
| g <input type="checkbox"/>            | <input type="checkbox"/> Retail establishment   |
| h <input type="checkbox"/>            | <input type="checkbox"/> Commercial building (specify): _____                                   |
| i <input type="checkbox"/>            | <input type="checkbox"/> Industrial building  |
| j <input type="checkbox"/>            | <input type="checkbox"/> Farm   |
| k <input type="checkbox"/>            | <input type="checkbox"/> Other (specify): _____   |

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	154,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250907982356  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02054

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			154,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			154,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			308.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			154.00
20	County tax stamps — multiply Line 18 by 0.25.	20			77.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			231.00

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

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN BEING PART OF A TRACT OF LAND CONVEYED TO ALICE M. BAIRD OR HER SUCCESSOR AS TRUSTEE OF THE ALICE M. BAIRD REVOCABLE TRUST DATED MAY 8, 2013, BY DEED RECORDED AS DOCUMENT NO. 2025R01191 IN THE RANDOLPH COUNTY ILLINOIS LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD AT THE SOUTHWEST CORNER OF AFORESAID SECTION 1; THENCE SOUTH 88°45'01" EAST ALONG THE SOUTH LINE OF SAID SECTION 1 A DISTANCE OF 1147.11 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, FROM WHICH AN IRON PIN BEARS NORTH 01°31'05" EAST A DISTANCE OF 10.70 FEET; THENCE NORTH 01°31'05" EAST A DISTANCE OF 458.00 FEET TO AN IRON PIN; THENCE SOUTH 87°26'58" EAST A DISTANCE OF 223.05 FEET TO AN IRON PIN; THENCE SOUTH 04°51'56" WEST A DISTANCE OF 453.83 FEET TO THE AFORESAID SOUTH LINE OF SECTION 1, FROM WHICH AN IRON PIN BEARS NORTH 04°51'56" EAST A DISTANCE OF 12.54 FEET; THENCE NORTH 88°45'01" WEST ALONG SAID SOUTH LINE A DISTANCE OF 196.52 FEET TO THE POINT OF BEGINNING CONTAINING 2.19 ACRES AND SUBJECT TO ANY EASEMENTS, RESERVATIONS OR RESTRICTIONS ON RECORD OR NOW IN EFFECT.

10-01-300-

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

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

**Seller Information**

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

13350 MOFFAT RD  
 Street address (after sale)  
 SPARTA IL 62286-3771  
 City State ZIP

618-317-8674  
 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**

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

13285 MOFFAT RD  
 Street address (after sale)  
 SPARTA IL 62286-3759  
 City State ZIP

618-317-5757  
 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: 20250907982356

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02654

**Additional Sellers Information**

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
TAMMY LYN GIELOW	706 CHIPPENDALE ST	STEELEVILLE	IL	622880000	6183176078	USA

**Additional Buyers Information**

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MICHELLE E BAIRD	13285 MOFFET RD	SPARTA	IL	622860000	6183175757	USA



RECORDED

09/18/2025 09:45 AM Pages: 2

**2025R02656**

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.99
RECORDING FEE	31.15
STATE STAMP FEE	205.00
COUNTY STAMP FEE	102.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>387.50</b>



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 305 MIDDLE  
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

<u>13-102-009-00</u>	<u>0.18</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/12/2025  
Date

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

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

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

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

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

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

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

- 10 Identify only the items that apply to this sale.
- a  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 9,965.00

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

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

11 Full actual consideration	11	<u>205,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250907980499  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02650

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			205,000.00
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			205,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			410.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			205.00
20 County tax stamps — multiply Line 18 by 0.25.	20			102.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			307.50

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

LOT NO. FOUR (4) OF LOESCHE & GIELOW ADDITION TO THE CITY OF RED BUD, COUNTY OF RANDOLPH, AND STATE OF ILLINOIS, AS SHOWN ON PLAT OF SAID ADDITION DULY RECORDED IN VOLUME "G" OF PLATS ON PAGE 72 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.  
 SUBJECT TO PERMANENT EASEMENT FOR COMMUNICATION SYSTEM PURPOSES GRANTED TO HARRISONVILLE TELEPHONE COMPANY AND RECORDED IN THE OFFICE OF THE RANDOLPH COUNTY CLERK AND RECORDER ON NOVEMBER 29, 2010 AS DOCUMENT NO. 2010R04708.

01-04-391-011

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

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

**Seller Information**

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

4 WOOD HAVEN CT  
 Street address (after sale)  
 COLUMBIA  
 City  
 IL  
 State  
 62236-1150  
 ZIP

618-570-8548  
 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 L. SCHWARTZ  
 Buyer's or trustee's name  
 Buyer's trust number (if applicable - not an SSN or FEIN)

305 MIDDLE ST  
 Street address (after sale)  
 RED BUD  
 City  
 IL  
 State  
 62278-1638  
 ZIP

618-317-1804  
 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 L. SCHWARTZ  
 Name or company  
 305 MIDDLE ST  
 Street address  
 RED BUD  
 City  
 IL  
 State  
 62278-1638  
 ZIP



Declaration ID: 20250907980499  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R0210510

**Preparer Information**

Preparer and company name  
 SW/ARBEITER LAW OFFICES  
 1019 STATE ST  
 Street address

rwa@arbeiterlaw.com  
 Preparer's email address (if available)

USA  
 Country  
 Preparer's file number (if applicable) Escrow number (if applicable)  
 CHESTER IL 62233-1657  
 City State ZIP  
 618-826-2369  
 Preparer's daytime phone Phone extension Country  
 USA

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

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

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

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

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

Land 8325  
 Buildings 34170  
 Total 42495

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

M399



Declaration ID: 20250907980499

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02056

**Additional Sellers Information**

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
STEVEN H. PAPENBERG	1139 AUSTIN DR	RED BUD	IL	622780000	6184432047	USA

**Additional Buyers Information**

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



Declaration ID: 20250907991092  
 Status: Closing Completed  
 Document No.: Not Recorded

17



DocId:8189017

State/County Stamp: Tx:4171905  
 Not Issued  
 RECORDED

09/19/2025 12:04 PM Pages: 3

2025R02679

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	0.50
COUNTY STAMP FEE	0.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total: 80.75	



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

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

1 246 YOUNG  
 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

<u>18-087-001-00</u>	<u>.3</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/19/2025  
 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	101.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250907991092  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02679

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			101.00
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			101.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			0.50
20	County tax stamps — multiply Line 18 by 0.25.	20			0.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			0.75

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

LOTS 13 AND 14 IN BLOCK 20, EXCEPT FROM SAID LOT 14 A STRIP 10 FEET WIDE ON THE EASTERLY SIDE THEREOF AND ADJOINING LOT 15 IN SAID BLOCK 20, SAID STRIP SO EXCEPTED BEING 10 FEET IN FRONT OF YOUNG AVE AND RUNNING BACK ALONG THE LINE BETWEEN SAID LOTS 14 AND 15 THE FULL DEPTH OF LOT 14. LOTS 13 AND THE PORTION OF LTO 14 HEREBY CONVEYED AGGREGATE 109 FEET AND 4 INCHES IN FRONT OF YOUNG AVE, ALL SITUATED IN SUBDIVISION OF PART O THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 7 SOUTH RANGE 7 WEST, MADE BY LW MORRISON AS EXECUTOR OF THE ESTATE OF JOHN YOUNG (DECEASED), AS APPEARS OF THE RECORD BY PLAT RECORDED IN BOOK "D" OF THE PLATS AT PAGE 15 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS. ALSO BEGINNING AT A POINT ON THE ALLET LINE ON THE NORTHERLY OR NORTHEASTERLY LINE OF LOT 14 IN BLOCK 20 OF THE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 7 SOUTH RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 14 BEARS SOUTH 50 DEGREES EAST 4 FEET AND 11 INCHES; THENCE RUNNING SOUTH 40 DEGREES WEST 16 FEET; THENCE NORTH 50 DEGREES WEST 5 FEET AND 1 INCH; THENCE NORTH 40 DEGREES EAST 16 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 14; THENCE SOUTH 50 DERGREES EAST WITH THE NORTHEASTERLY LINE OF SAID LOT 14, 5 FEET 1 INCH TO PLACE BEGINNING. BEING A PART OF SAI LOT 14 IN BLOCK 20 TAKEN FROM THE EXCEPTED 10 FOOT STRIP WHICH WAS RESERVED BY GRANTOR IN DEED TO EW ABRAMS, RECORDED IN BOOK 50 PAGE 105 IN THE RECORDERS OFFICE OF RANDOLPH COUNTY ILLINOIS.

17-24-197-012

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

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

**Seller Information**

INDIVIDUAL / PROPRIETOR Katherine M Wallin  
 Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

246 YOUNG AVE \_\_\_\_\_ CHESTER \_\_\_\_\_ IL \_\_\_\_\_ 62233-1647  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

951-675-1053 \_\_\_\_\_ 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**

INDIVIDUAL / PROPRIETOR Kathleen L Wallin  
 Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_

246 YOUNG AVE \_\_\_\_\_ CHESTER \_\_\_\_\_ IL \_\_\_\_\_ 62233-1647  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

951-237-8497 \_\_\_\_\_ USA  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_





Declaration ID: 20250807965586  
 Status: Closing Completed  
 Document No.: Not Recorded

12

State/County Stamp:



DocId:8189025  
 Tx:4171906

RECORDED

09/19/2025 12:13 PM Pages: 3

2025R02686

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



PTAX-203

Illinois Real Estate  
 Transfer Declaration

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	13.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>267.50</b>

Step 1: Identify the property and sale information.

1 5540 S. HARMONY ROAD  
 Street address of property (or 911 address, if available)

ELLIS GROVE 62241-0000  
 City or village ZIP

T6S 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

<u>14-084-070-00</u>	<u>50.0500</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/5/2025  
 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: \_\_\_\_\_

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	<u>125,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



**Declaration ID:** 20250807965586  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

2025 R02686

THENCE SOUTH 50 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,434.98, FEET TO A STONE;

THENCE NORTH 38 DEGREES 36 MINUTES 56 SECONDS EAST, A DISTANCE OF 675.82 FEET, TO AN IRON PIN, MARKING THE SOUTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED IN DEED BOOK 78 ON PAGE 159;

THENCE NORTH 06 DEGREES 04 MINUTES 02 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF THE TRACT IN DEED BOOK 78 ON PAGE 159, A DISTANCE OF 754.58 FEET, TO AN IRON PIN;

THENCE SOUTH 50 DEGREES 54 MINUTES 00 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF THE TRACT IN DEED BOOK 78 ON PAGE 159, A DISTANCE OF 266.62 FEET, TO AN IRON PIN MARKING THE SOUTHEASTERLY MOST CORNER OF THE ORIGINAL LUTZ TRACT;

THENCE NORTH 38 DEGREES 36 MINUTES 56 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF THE ORIGINAL LUTZ TRACT, A DISTANCE OF 297.53 FEET, TO AN IRON PIN MARKING THE SOUTHWESTERLY MOST CORNER OF THE ORIGINAL HARMONY SCHOOL TRACT;

THENCE NORTH 50 DEGREES 54 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF THE SAID SCHOOL TRACT, A DISTANCE OF 208.72 FEET, TO AN IRON PIN;

THENCE NORTH 38 DEGREES 36 MINUTES 56 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID SCHOOL TRACT, A DISTANCE OF 208.72 FEET, TO THE POINT OF BEGINNING.

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

**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**

JEFFREY D. GENTRY, TRUSTEE OF THE JEFFREY D. GENTRY REVOCABLE LIVING TRUST U/A MAY 12, 2008, AS AMENDED OR RESTATED

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
5434 GUINEVERE DR		WELDON SPRING	MO	63304-5710
Street address (after sale)		City	State	ZIP
314-308-0843		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**

DONALD A. WEIMER

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
1425 S CLINTON RD		CASEYVILLE	IL	62232-2277
Street address (after sale)		City	State	ZIP
618-223-1172		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:**

18



RECORDED

09/19/2025 02:11 PM Pages: 4

2025R02690

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	235.00
COUNTY STAMP FEE	117.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>432.50</b>

 **PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

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

1 425 RIVERVIEW

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

CHESTER 62233-0000  
 City or village ZIP

T7S R6W  
 Township

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

18-132-002-00	2.65	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/12/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	6,000.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	0.00

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

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

11 Full actual consideration	11	235,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250907976465  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02690

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			235,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			235,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			470.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			235.00
20 County tax stamps — multiply Line 18 by 0.25.	20			117.50
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			352.50

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

LOTS 20, 21, AND 22, ALL IN BLOCK 7 OF RIVERVIEW HIGHLANDS SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT DATED AND RECORDED DECEMBER 3, 1938, IN PLAT BOOK "G" AT PAGE 34 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

ALSO, PART OF OUT-LOT 4 OF RIVERVIEW HIGHLANDS SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT DATED AND RECORDED DECEMBER 3, 1938, IN PLAT BOOK "G" AT PAGE 34 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID ABOVE LOT 20 IN BLOCK 7 IN SAID RIVERVIEW HIGHLANDS SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 20, IF EXTENDED, 280 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 310 FEET; THENCE WESTERLY AT RIGHT ANGLES 280 FEET TO THE EASTERLY LINE OF LOT 24, BLOCK 7; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOTS 24, 23, 22, 21, AND 20 IN ABOVE SAID BLOCK 7 TO THE PLACE OF BEGINNING.

ALSO, PART OF LOT 23 IN BLOCK 7 OF RIVERVIEW HIGHLANDS SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHESTER, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT DATED AND RECORDED DECEMBER 3, 1938, IN PLAT BOOK "G" AT PAGE 34 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 23, BLOCK 7; THENCE SOUTHWEST ON THE MOST EASTERLY LINE OF SAID LOT 23, 50 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 23; THENCE NORTHWEST ALONG THE LINE OF LOT 23, 30 FEET; THENCE NORTHEAST AT RIGHT ANGLES 50 FEET TO THE MOST NORTHERLY LINE OF SAID LOT 23; THENCE SOUTHEAST 30 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PART USED FOR STREET PURPOSES AS DEDICATED IN BOOK 106 AT PAGE 308, DATED AND RECORDED JUNE 29, 1939, IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, AND SUBJECT TO THE EASEMENT FOR SEWER LINE AND ALL TERMS THEREOF MADE BY I.D. NEWMARK AND IDA A. NEWMARK TO MARGUERITE KOENEMAN DATED JUNE 21, 1965, AND RECORDED NOVEMBER 8, 1965, IN BOOK 215 AT PAGE 301 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

18-30-157-024

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

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

**Seller Information**

JOSEPH C. O'TOOLE AND BEVERLY J. O'TOOLE, TRUSTEES OF THE O'TOOLE FAMILY TRUST DATED 04/23/1997

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
22456 TALL OAK TRL	WARRENTON	MO	63383-5469	
Street address (after sale)	City	State	ZIP	
618-521-3084	USA			
Seller's daytime phone	Phone extension	Country		



**Declaration ID:** 20250907976465  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

2025 R02090

Under penalties of perjury, I 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 ODOM  
 Buyer's or trustee's name  
 Buyer's trust number (if applicable - not an SSN or FEIN)  
 425 RIVERVIEW BLVD CHESTER IL 62233-1828  
 Street address (after sale) City State ZIP  
 618-615-7772  
 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 ODOM 425 RIVERVIEW BLVD CHESTER IL 62233-1828  
 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**

1 079 47 R  
 County Township Class Cook-Minor Code 1 Code 2  
 2 Board of Review's final assessed value for the assessment year prior to the year of sale.  
 Land 5715  
 Buildings 52080  
 Total 57795  
 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

M402



Declaration ID: 20250907976465

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R02690

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**Additional Sellers Information**

**Additional Buyers Information**

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JESSICA ODOM						



Declaration ID: 20250707947078  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued



DocId: 8189037

Tx: 4171913

RECORDED

09/19/2025 02:18 PM Pages: 3

2025R02693

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

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

1 614 E MARKET  
 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  
13-065-011-00 .21 Acres No  
 Primary PIN Lot size or Unit Split  
 acreage Parcel

4 Date of instrument: 9/16/2025  
 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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	285.00
COUNTY STAMP FEE	142.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.86
<b>Total:</b>	<b>507.50</b>

**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 285,000.00  
 12a Amount of personal property included in the purchase 0.00



Declaration ID: 20250707947078  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02093

**Preparer Information**

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

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

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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079</u> <u>34</u> <u>R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2024</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale.  Land <u>9050</u> Buildings <u>26785</u> Total <u>35835</u>	4 Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No
	5 Comments
Illinois Department of Revenue Use	Tab number <u>M403</u>



## PTAX-203

### Illinois Real Estate Transfer Declaration

2025R02695

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	266.00
COUNTY STAMP FEE	133.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>479.00</b>

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

1 21 W 2ND ST  
Street address of property (or 911 address, if available)

RUMA 62278-0000  
City or village ZIP

T5S R8W  
Township

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

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

<u>13-143-015-00</u>	<u>0.85</u>	Acres	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/16/2025  
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	266,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250907982341  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02695

618-910-4129  
 Buyer's daytime phone Phone extension

USA  
 Country

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

Mail tax bill to:

JOSHUA M. AND KATIE L. GASS 21 W 2ND ST RUMA IL 62278-1126  
 Name or company Street address City State ZIP

USA  
 Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)  
 205 E MARKET ST RED BUD IL 62278-1525  
 Street address City State ZIP

cooperlieferlaw@gmail.com 618-282-3866 USA  
 Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 079 38 R  
 County Township Class Cook-Minor Code 1 Code 2

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

Land 3110  
 Buildings 66565  
 Total 69675

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

M404



Declaration ID: 20250807970170  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued



DocId: 8169043  
 Tx: 4171913

RECORDED

09/19/2025 02:18 PM Pages: 3

2025R02697

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	385.00
COUNTY STAMP FEE	192.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>657.50</b>



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

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

1 391 WILLOW OAK DR  
 Street address of property (or 911 address, if available)

RED BUD 62278-0000  
 City or village ZIP

T4S R8W  
 Township

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

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

<u>13-121-064-00</u>	<u>0.55</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/11/2025  
 Date

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

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

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

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

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

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

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11 <u>385,000.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



Declaration ID: 20250807970170  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02097

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

USA  
Country

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

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

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

<b>To be completed by the Chief County Assessment Officer</b>	
<p>1 <u>079</u> <u>34</u> <u>R</u></p> <p>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 <u>16245</u></p> <p>Buildings <u>61600</u></p> <p>Total <u>77845</u></p>	<p>3 Year prior to sale <u>2024</u></p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No</p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number <u>M405</u>



## PTAX-203

### Illinois Real Estate Transfer Declaration

**2025R02699**

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	110.00
COUNTY STAMP FEE	55.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>245.00</b>

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

1 611 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

<u>13-088-004-00</u>	<u>75' X 130'</u>	Dimensions	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/18/2025  
 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 type="checkbox"/>            | <input type="checkbox"/> Land/lot only  |
| b <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex) |
| c <input type="checkbox"/>            | <input type="checkbox"/> Mobile home residence  |
| d <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (6 units or less) No. of units: _____               |
| e <input type="checkbox"/>            | <input type="checkbox"/> Apartment building (over 6 units) No. of units: _____                  |
| f <input type="checkbox"/>            | <input type="checkbox"/> Office   |
| g <input type="checkbox"/>            | <input type="checkbox"/> Retail establishment   |
| h <input type="checkbox"/>            | <input type="checkbox"/> Commercial building (specify): _____                                   |
| i <input type="checkbox"/>            | <input type="checkbox"/> Industrial building  |
| j <input type="checkbox"/>            | <input type="checkbox"/> Farm   |
| k <input type="checkbox"/>            | <input type="checkbox"/> Other (specify): _____   |

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative	11,000.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

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

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

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



Declaration ID: 20250907983042  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02699

618-823-2227  
 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:

BRYAN MAXEINER 611 E OLIVE ST RED BUD IL 62278-1939  
 Name or company Street address City State ZIP

USA  
 Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name 205 E MARKET ST  
 Street address

Preparer's file number (if applicable) RED BUD  
 City

Escrow number (if applicable) IL 62278-1525  
 State ZIP

cooperlieferlaw@gmail.com 618-282-3866 USA  
 Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 7575  
 Buildings 31885  
 Total 39460

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

M406

15



RECORDED

09/23/2025 11:05 AM Pages: 2

2025R02722

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



## PTAX-203

### Illinois Real Estate Transfer Declaration

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	298.00
COUNTY STAMP FEE	149.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>527.00</b>

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

1 808 W SUNSET  
 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  
17-078-009-00 0.41 Acres No  
 Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 9/23/2025  
 Date

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

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

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

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

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

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 11 298,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250907989034  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02722

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			298,000.00
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	<u>b</u>	<u>k</u>	<u>m</u>
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			298,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			596.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			298.00
20 County tax stamps — multiply Line 18 by 0.25.	20			149.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			447.00

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

THE NORTH ONE-HALF OF LOT 6 AND LOT 7 IN BLOCK 1 OF SUNSET HILLS SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, SUBJECT TO COVENANTS AND RESTRICTIONS DATED OCTOBER 3, 1967, RECORDED NOVEMBER 16, 1967, IN BOOK 221, PAGES 560 AND 561, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, AND TO EASEMENTS OF RECORD.

15-17-227-015

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

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

**Seller Information**

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

908 N SPARTA ST \_\_\_\_\_ STEELEVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62288-1233  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-317-2265 \_\_\_\_\_ 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**

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

808 W SUNSET DR \_\_\_\_\_ STEELEVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62288-1016  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-317-0307 \_\_\_\_\_ 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:**

DENNIS HARTMAN \_\_\_\_\_ 808 W SUNSET DR \_\_\_\_\_ STEELEVILLE \_\_\_\_\_ IL \_\_\_\_\_ 62288-1016  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

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



Declaration ID: 20250907989034  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02722

**Preparer Information**

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

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

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

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

1	079	41	R						
	County	Township	Class	Cook-Minor	Code 1	Code 2			
2	Board of Review's final assessed value for the assessment year prior to the year of sale.								
	Land	3670							
	Buildings	68605							
	Total	72275							
3	Year prior to sale 2024								
4	Does the sale involve a mobile home assessed as real estate? ___ Yes <input checked="" type="checkbox"/> No								
5	Comments								

Illinois Department of Revenue Use	Tab number M407
------------------------------------	--------------------



Declaration ID: 20250907989034

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02722

**Additional Sellers Information**

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
NICHOLAS CODY JODI CODY	105 PAWNEE RD	CRANFORD	NJ	070160000	6463695526	USA

**Additional Buyers Information**



RECORDED

09/23/2025 01:04 PM Pages: 3

2025R02724

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	215.00
COUNTY STAMP FEE	107.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>402.50</b>



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 413 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

<u>13-082-009-00</u>	<u>50' X 140'</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/18/2025  
 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): AUTOMOTIVE REPAIR
- 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	215,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250907988064  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02724

**Preparer Information**

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

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

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

<b>To be completed by the Chief County Assessment Officer</b>	
1 <u>079 34 C</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2024</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale.	4 Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No
Land <u>17185</u>	5 Comments
Buildings <u>20410</u>	
Total <u>37595</u>	
Illinois Department of Revenue Use	Tab number <u>M 408</u>



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 207 W FIRST ST  
 Street address of property (or 911 address, if available)  
ELLIS GROVE 62241-0000  
 City or village ZIP  
T6S R7W  
 Township

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

<u>11-053-015-00</u>	<u>1.12</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/10/2025  
 Date

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

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

8 Identify the property's current and intended primary use.  
 Current Intended  
 a  Land/lot only  
 b   Residence (single-family, condominium, townhome, or duplex)  
 c  Mobile home residence  
 d  Apartment building (6 units or less) No. of units: \_\_\_\_\_  
 e  Apartment building (over 6 units) No. of units: \_\_\_\_\_  
 f  Office  
 g  Retail establishment  
 h  Commercial building (specify): \_\_\_\_\_  
 i  Industrial building  
 j  Farm  
 k  Other (specify): \_\_\_\_\_

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

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale.  
 a  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 4,990.00

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

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

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



Declaration ID: 20250807972276  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02726

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			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	<u>b</u>	<u>k</u>	<u>m</u>
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.

BEGINNING AT A STONE AT THE SOUTHEAST CORNER OF LOT FIVE (5), BLOCK ONE (1), OF BEARE'S ADDITION TO THE TOWN OF FLORENCE, NOW ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN IN PLAT BOOK "D", PAGE 9 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH 25 FEET; THENCE WEST 400 FEET; THENCE SOUTH 5°30' EAST 341 FEET TO A POINT WHICH IS THE BEGINNING POINT OF THIS TRACT; THENCE SOUTH 83°30' WEST 100 FEET; THENCE SOUTH 7°44' EAST 306 FEET; THENCE NORTH 57°31' EAST 333 FEET; THENCE NORTH 79°21' WEST 206.5 FEET; THENCE NORTH 11°20' WEST 100 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 1.05 ACRES, MORE OR LESS, AND BEING PART OF THE EAST ONE-HALF (E 1/2) OF SECTION EIGHTEEN (18), TOWNSHIP SIX (6) SOUTH, RANGE SEVEN (7) WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

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

13-18-426-001

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

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

**Seller Information**

HEIRS AND DEVISEES OF RAYMOND BLAKESLEE

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
5174 STATE ROUTE 3	WATERLOO	IL	62298-3518
Street address (after sale)	City	State	ZIP
618-541-8718	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**

JARED S. MCCORMICK

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
101 BRIAN ST	ELLIS GROVE	IL	62241-1537
Street address (after sale)	City	State	ZIP
618-615-7684	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: 20250807972276  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02726

Mail tax bill to:

JARED S. MCCORMICK      101 BRIAN ST      ELLIS GROVE      IL      62241-1537  
 Name or company      Street address      City      State      ZIP

USA  
 Country

Preparer Information

SW - ARBEITER LAW OFFICES

Preparer and company name      Preparer's file number (if applicable)      Escrow number (if applicable)  
 1019 STATE ST      CHESTER      IL      62233-1657  
 Street address      City      State      ZIP

rwa@arbeiterlaw.com      618-826-2369           USA  
 Preparer's email address (if available)      Preparer's daytime phone      Phone extension      Country

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

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

To be completed by the Chief County Assessment Officer				
1	079	43	R	
	County	Township	Class	Cook-Minor Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.			
	Land	6800		
	Buildings	25820		
	Total	32620		
3	Year prior to sale 2024			
4	Does the sale involve a mobile home assessed as real estate? _____ Yes _____ <input checked="" type="checkbox"/> No			
5	Comments			
Illinois Department of Revenue Use			Tab number	
			M409	



Declaration ID: 20250807972276

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02726

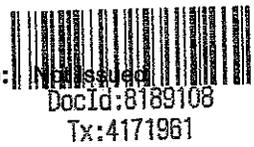
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**Additional Sellers Information**

**Additional Buyers Information**

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
LEANN M. WALKER	309 BIEVENUE ST.	PRAIRIE DU ROCHER	IL	622770000		USA

4



RECORDED

09/23/2025 02:15 PM Pages: 3

2025R02728

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS



## PTAX-203 Illinois Real Estate Transfer Declaration

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
<b>Total:</b>	<b>500.00</b>

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

1 9106 SCHUPBACH RD  
Street address of property (or 911 address, if available)

SPARTA 62286-0000  
City or village ZIP

T4S R5W  
Township

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

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

01-057-016-00	5	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: \_\_\_\_\_

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



Declaration ID: 20250607911661  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02728

618-314-0598

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

JEFFREY C. AND LAURIE B.

WOMBACHER

9106 SCHUPBACH RD

Street address

SPARTA

City

IL

State

62286-3235

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

205 E MARKET ST

Street address

Preparer's file number (if applicable)

RED BUD

City

Escrow number (if applicable)

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land \_\_\_\_\_ 7665  
 Buildings \_\_\_\_\_ 43935  
 Total \_\_\_\_\_ 51600

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

P3



## PTAX-203 Illinois Real Estate Transfer Declaration

2025R02730

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GISTREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	490.00
COUNTY STAMP FEE	245.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>\$15.00</b>

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

1 1520 STATE ROUTE 3  
 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

<u>13-009-004-50</u>	<u>5.84</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/12/2025  
 Date

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

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

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

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

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

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ 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	<u>490,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>





Declaration ID: 20250907982386  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp



DocId:8189115  
 Tx:4171964

**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

RECORDED  
 09/23/2025 02:35 PM Pages: 3

**2025R02732**

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS

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

1 1009 RAYMOND 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  
13-141-316-00 0.51 Acres No  
 Primary PIN Lot size or acreage Unit Split Parcel

4 Date of instrument: 9/15/2025  
 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): \_\_\_\_\_

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	285.00
COUNTY STAMP FEE	142.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>507.50</b>

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: \_\_\_\_\_  
 \_\_\_\_\_ Demolition/damage \_\_\_\_\_ Additions \_\_\_\_\_ Major remodeling  
 \_\_\_\_\_ New construction \_\_\_\_\_ Other (specify): \_\_\_\_\_

- 10 Identify only the items that apply to this sale.
- a  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 11 285,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250907982386  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02732

GALBRAITH  
 Name or company

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA  
 Country

Preparer's file number (if applicable) Escrow number (if applicable)

RED BUD IL 62278-1525  
 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	<u>079</u>	<u>34</u>	<u>R</u>		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	<u>20180</u>			
	Buildings	<u>60750</u>			
	Total	<u>80930</u>			
3	Year prior to sale <u>2024</u>				
4	Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No				
5	Comments				

**Illinois Department of Revenue Use**

Tab number  
M411

4



2025R02748

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS



## PTAX-203 Illinois Real Estate Transfer Declaration

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	13.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>125.00</b>

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

1 542 BUTLER ST  
 Street address of property (or 911 address, if available)

TILDEN 62292-0000  
 City or village ZIP

T4S R5W  
 Township

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

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

<u>16-044-012-00</u>	<u>0.15</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/18/2025  
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 type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Commercial building (specify): <u>UNKNOWN</u>
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: \_\_\_\_\_

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

10 Identify only the items that apply to this sale.

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

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

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

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

11 Full actual consideration	11	30,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250907985381  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02748

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/>	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			30,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	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. <b>This is the total amount of transfer tax due</b>	21			45.00

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

EIGHTY-TWO FEET OFF THE WEST END OF LOTS 7 AND 8 IN BLOCK 2, VILLAGE OF TILDEN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED APRIL 8, 1871, AND RECORDED MAY 8, 1871, IN PLAT BOOK "C" AT PAGE 84 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.  
 EXCEPT THAT PART OF LOT 8 IN BLOCK 2 OF THE ORIGINAL TOWN, NOW VILLAGE, OF TILDEN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1871, IN PLAT BOOK "C" ON PAGE 84, AND BEING SITUATED IN RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE ON AN ASSUMED BEARING OF SOUTH 89°59'44" EAST ON THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 21.00 FEET; THENCE SOUTH 87°16'40" WEST, 21.02 FEET TO THE WEST LINE OF SAID LOT 8; THENCE NORTH 00°08'37" WEST ON SAID WEST LINE, 1.00 FOOT TO THE POINT OF BEGINNING.  
 SAID PARCEL 8115027 HEREIN DESCRIBED CONTAINS 0.0002 ACRE OR 10 SQUARE FEET, MORE OR LESS, AS SHOWN IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2023R00546.  
 SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

04-05-308-001

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

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

**Seller Information**

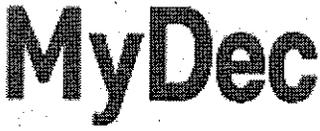
BENJAMIN C. WISELY  
 Seller's or trustee's name  
 Seller's trust number (if applicable - not an SSN or FEIN)  
 1445 N. WEIGH ST  
 Street address (after sale) OAKDALE IL 62268-2637  
 City State ZIP  
 618-559-6259  
 Seller's daytime phone Phone extension USA  
 Country

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

**Buyer Information**

MICHAEL SHANNON  
 Buyer's or trustee's name  
 Buyer's trust number (if applicable - not an SSN or FEIN)  
 526 BUTLER ST  
 Street address (after sale) TILDEN IL 62292-0000  
 City State ZIP  
 618-443-7007  
 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: 20250907985381  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02748

Mail tax bill to:

MICHAEL SHANNON 526 BUTLER ST TILDEN IL 62292-0000  
 Name or company Street address City State ZIP

Preparer Information

SW- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer					
1	079	31	C		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	1890			
	Buildings	3780			
	Total	5670			
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		
			M412		



Declaration ID: 20250907985381

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025 R02748

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### Additional Sellers Information

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

### Additional Buyers Information



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 801 MARKET STREET  
 Street address of property (or 911 address, if available)

EVANSVILLE 62242-0000  
 City or village ZIP

T5S R8W  
 Township

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

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

<u>14-061-007-50</u>	<u>0.79</u>	Acres	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/23/2025  
 Date

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

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

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

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

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	157.00
COUNTY STAMP FEE	78.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>315.50</b>

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

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

10 Identify only the items that apply to this sale.

- a  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	<u>157,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



RECORDED

09/25/2025 08:54 AM Pages: 3

2025R02756

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	220.00
COUNTY STAMP FEE	110.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>410.00</b>


**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

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

1 4522 MEADOW LN

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

RUMA 62278-0000  
 City or village ZIP

T5S R8W  
 Township

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

14-007-003-00	175' X 175'	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/23/2025  
Date

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

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

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

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

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

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	220,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250507989465  
 Status: Assessor Review  
 Document No.: 2025R02756  
 Recording Date: 9/25/2025

State/County Stamp: 1-015-958-896

2025R02756

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		220,000.00	
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		220,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		440.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		220.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		110.00	
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		330.00	

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

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE CENTER CORNER OF SECTION 5 OF TOWNSHIP 5 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE WEST 372.9 FEET ALONG THE EAST AND WEST CENTER SECTION LINE OF SAID SECTION 5 TO A POINT; THENCE NORTH 19° WEST 1492 FEET ALONG THE DIVISION LINE BETWEEN THE CONVENT AND CHURCH PROPERTY TO A POST ON THE NORTHERLY RIGHT OF WAY LINE OF A HIGHWAY KNOWN AS STATE BOND ISSUE ROUTE NO. 155; THENCE NORTH 87° 37' EAST 40 FEET ALONG THE SAID NORTHERLY RIGHT OF WAY LINE TO A POST; THENCE NORTH 19° WEST 400 FEET TO AN IRON PIN; THENCE NORTH 12° 40' WEST 200 FEET TO AN IRON PIN ON THE SOUTHERLY LINE OF A ROADWAY; THENCE NORTH 87° 37' EAST 615 FEET ALONG THE SOUTHERLY LINE OF SAID ROADWAY TO AN IRON PIN FOR A POINT OF BEGINNING OF THE TRACT DESCRIBED; THENCE CONTINUING NORTH 87° 37' EAST 175 FEET TO AN IRON PIN ON THE SOUTHERLY LINE OF SAID ROADWAY; THENCE SOUTH 5° 06' EAST 175 FEET TO AN IRON PIN; THENCE SOUTH 87° 37' WEST 175 FEET TO AN IRON PIN; THENCE NORTH 5° 06' WEST 175 FEET TO THE PLACE OF BEGINNING.

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

07-05-100-009

**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**

GREGG LEINICKE, SUCCESSOR TRUSTEE OF THE DUNN FAMILY TRUST

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
802 LINCOLN ST	EVANSVILLE	IL	62242-2035
Street address (after sale)	City	State	ZIP
954-425-2171	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**

SCOTT S. & SUSAN WHELAN

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
4522 MEADOW LN	RUMA	IL	62278-2642
Street address (after sale)	City	State	ZIP
618-830-3918	USA		
Buyer's daytime phone	Country		



Declaration ID: 20250507989465  
 Status: Assessor Review  
 Document No.: 2025R02756  
 Recording Date: 9/25/2025

State/County Stamp: 1-015-958-896

2025R02756

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

Mail tax bill to:

SCOTT S. & SUSAN WHELAN      4522 MEADOW LN      RUMA      IL      62278-2642  
 Name or company      Street address      City      State      ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES      F-6780  
 Preparer and company name      Preparer's file number (if applicable)      Escrow number (if applicable)  
 205 E MARKET ST      RED BUD      IL      62278-1525  
 Street address      City      State      ZIP  
 cooperlieferlaw@gmail.com      618-282-3866           USA  
 Preparer's email address (if available)      Preparer's daytime phone      Phone extension      Country

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

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

To be completed by the Chief County Assessment Officer					
1	079	38	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	1260			
	Buildings	55070			
	Total	56330			
Illinois Department of Revenue Use			Tab number		
			07414		

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



Declaration ID: 20250907992436  
 Status: Closing Completed  
 Document No.: Not Recorded

10

State/County Stamp



DocId:8189162  
 Tx:4171996

RECORDED

09/25/2025 08:54 AM Pages: 3

2025R02758

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	170.50
COUNTY STAMP FEE	95.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>335.75</b>

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

1 515 S MARKET 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

<u>19-097-008-00</u>	<u>87.72' X 120'</u>	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/24/2025  
 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 <input type="checkbox"/>	<input type="checkbox"/> Land/lot only
b <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/> Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/> Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/> Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/> Office
g <input type="checkbox"/>	<input type="checkbox"/> Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/> Commercial building (specify):
i <input type="checkbox"/>	<input type="checkbox"/> Industrial building
j <input type="checkbox"/>	<input type="checkbox"/> Farm
k <input type="checkbox"/>	<input type="checkbox"/> Other (specify):

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	170,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250907992436  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02758

**Preparer Information**

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

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

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

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

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

2 Board of Review's final assessed value for the assessment year prior to the year of sale.  
 Land 3840  
 Buildings 35025  
 Total 38865

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 <u>M416</u>
------------------------------------	---------------------------

2



Tx: 4171999  
 RECORDED



## PTAX-203 Illinois Real Estate Transfer Declaration

**2025R02760**

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	270.00
COUNTY STAMP FEE	135.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>485.00</b>

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

1 10250 LA ROI  
Street address of property (or 911 address, if available)

BALDWIN 62217-0000  
City or village ZIP

T4S R7W  
Township

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

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

<u>09-058-001-00</u>	<u>.32</u>	<u>Acres</u>	<u>No</u>
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/23/2025  
Date

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

Warranty deed

Quit claim deed  Executor deed  Trustee deed

Beneficial interest  Other (specify):

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

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

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

Current Intended

a  Land/lot only

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

c  Mobile home residence

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

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

f  Office

g  Retail establishment

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

i  Industrial building

j  Farm

k  Other (specify): \_\_\_\_\_

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	13,445.00

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

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

11 Full actual consideration	11	<u>270,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250907992449  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R027600

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			270,000.00
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			270,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			540.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			270.00
20	County tax stamps — multiply Line 18 by 0.25.	20			135.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			405.00

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

PARCEL 1:

THE NORTH 1/2 OF LOT 15 OF KASKASKIA HEIGHTS; A SUBDIVISION OF PART OF SCHOOL LAND LOTS 6, 7, 9, 10, AND 11, SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST, THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN BOOK OF PLATS "G" ON PAGE 23.

PARCEL 2:

ALL OF LOTS 16 AND 17 OF KASKASKIA HEIGHTS, A SUBDIVISION OF PART OF SCHOOL LAND LOTS 6, 7, 9, 10, AND 11, SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST, THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN BOOK OF PLATS "G" ON PAGE 23. SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED. ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING LINES, AND RESTRICTIONS OF RECORD.

PARCEL 3:

LOT 18 OF KASKASKIA HEIGHTS, A SUBDIVISION OF PART OF SCHOOL LAND LOTS 6, 7, 9, 10, AND 11, SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST, THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN BOOK OF PLATS "G" ON PAGE 23. SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED. ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING LINES, AND RESTRICTIONS OF RECORD.

02-16-330-012; 02-16-330-014; 02-16-330-015

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

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

**Seller Information**

CLARENCE T. HORNBECK

Seller's or trustee's name

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

7315 OKAW ST  
Street address (after sale)

BALDWIN  
City

IL  
State

62217-1263  
ZIP

618-806-7380  
Seller's daytime phone Phone extension

USA  
Country

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

**Buyer Information**



Declaration ID: 20250907992449  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02760

JOHN LOESCHE

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 10250 LA ROI ST \_\_\_\_\_ BALDWIN \_\_\_\_\_ IL \_\_\_\_\_ 62217-1265  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
 618-830-7384 \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
 Country \_\_\_\_\_

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

Mail tax bill to:

JOHN LOESCHE \_\_\_\_\_ 10250 LA ROI ST \_\_\_\_\_ BALDWIN \_\_\_\_\_ IL \_\_\_\_\_ 62217-1265  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
 USA \_\_\_\_\_  
 Country \_\_\_\_\_

Preparer Information

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

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

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

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

To be completed by the Chief County Assessment Officer					
1	079	33	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	10440			
	Buildings	100985			
	Total	111425			
3	Year prior to sale 2024				
4	Does the sale involve a mobile home assessed as real estate? Yes No <input checked="" type="checkbox"/>				
5	Comments				
Illinois Department of Revenue Use			Tab number		
			M417		



Declaration ID: 20250907992449

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02760

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
09-058-003-00	1.26	Acres	No
09-058-004-00	.63	Acres	No

**Personal Property Table**



Declaration ID: 20250907992449

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02760

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**Additional Sellers Information**

**Additional Buyers Information**

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
RACHEL WARGEL	10250 LA ROI ST	BALDWIN	IL	622170000	6189805031	USA



RECORDED

09/25/2025 10:04 AM Pages: 2

**2025R02765**

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	163.00
COUNTY STAMP FEE	91.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>324.50</b>


**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

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

**1 EXCHANGE ROAD**

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

WALSH 62297-1400  
 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

07-007-017-00	32.7318	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 10/1/2016  
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 : 2016
- 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	162,840.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250907988909  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R027105

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			162,840.00
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			162,840.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			326.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			163.00
20 County tax stamps — multiply Line 18 by 0.25.	20			81.50
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			244.50

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

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

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 435.00 FEET TO AN OLD IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING WESTERLY, ALONG THE LAST DESCRIBED COURSE, 35.00 FEET TO AN IRON PIN; THENCE SOUTHERLY, WITH A DEFLECTION ANGLE OF 89°57'00", PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 210.00 FEET TO AN IRON PIN; THENCE WESTERLY, WITH A DEFLECTION ANGLE OF 89°57'00", PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 183.29 FEET TO AN IRON PIN; THENCE SOUTHERLY, WITH A DEFLECTION ANGLE OF 89°57'00", PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER, 2166.90 FEET TO AN IRON PIN AT THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE EASTERLY, WITH A DEFLECTION ANGLE OF 88°42'37", ALONG SAID SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER, 653.46 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY, WITH A DEFLECTION ANGLE OF 91°17'23", ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, 2177.18 FEET; THENCE WESTERLY, WITH A DEFLECTION ANGLE OF 90°03'00", PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 435.00 FEET TO AN OLD IRON PIN; THENCE NORTHERLY, WITH A DEFLECTION ANGLE OF 90°03'00", PARALLEL WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 215.00 FEET TO THE POINT OF BEGINNING, CONTAINING 32.7318 ACRES, MORE OR LESS, AND SUBJECT TO A PUBLIC ROAD OVER THE NORTHERLY PORTION THEREOF.

14-05-100-010

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

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

**Seller Information**

SANDRA K. SEYMOUR FKA SANDRA K. HARLE

Seller's or trustee's name

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

9240 EXCHANGE RD  
Street address (after sale)

WALSH  
City

IL  
State

62297-1400  
ZIP

618-444-8081  
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**

HOWELL FARMS LLC



Declaration ID: 20250907988909  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02765

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 1199 HILLCREST DR \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-1163  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 618-443-8711 \_\_\_\_\_ 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:**

HOWELL FARMS LLC \_\_\_\_\_ 1199 HILLCREST DR \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-1163  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 USA \_\_\_\_\_  
 Country \_\_\_\_\_

**Preparer Information**

ROBYN FALKENHEIN - MICHAEL R. HOWELL ATTORNEY  
 Preparer and company name \_\_\_\_\_ Preparer's file number (if applicable) \_\_\_\_\_ Escrow number (if applicable) \_\_\_\_\_  
 1101 N MARKET ST \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-1017  
 Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 robyn.falkenheim@pl.com \_\_\_\_\_ 618-443-2395 \_\_\_\_\_ USA \_\_\_\_\_  
 Preparer's email address (if available) \_\_\_\_\_ Preparer's daytime phone \_\_\_\_\_ Phone extension \_\_\_\_\_ Country \_\_\_\_\_

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

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

To be completed by the Chief County Assessment Officer					
1	079	42	F		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	8655			
	Buildings				
	Total	8655			
Illinois Department of Revenue Use			Tab number		
			M418		

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



Declaration ID: 20250907988909

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

20257027105

### Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
RONALD W. SEYMOUR	9240 EXCHANGE ROAD	WALSH	IL	622970000	6184448081	USA

### Additional Buyers Information



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 3870 BLACKJACK  
 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. 3  
 3 Enter the primary parcel identifying number and lot size or acreage  

13-048-011-00	5.98	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/23/2025  
 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	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Land/lot only
<input type="checkbox"/>	<input type="checkbox"/>	Residence (single-family, condominium, townhome, or duplex)
<input type="checkbox"/>	<input type="checkbox"/>	Mobile home residence
<input type="checkbox"/>	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
<input type="checkbox"/>	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
<input type="checkbox"/>	<input type="checkbox"/>	Office
<input type="checkbox"/>	<input type="checkbox"/>	Retail establishment
<input type="checkbox"/>	<input type="checkbox"/>	Commercial building (specify): _____
<input type="checkbox"/>	<input type="checkbox"/>	Industrial building
<input type="checkbox"/>	<input type="checkbox"/>	Farm
<input type="checkbox"/>	<input type="checkbox"/>	Other (specify): _____

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	1,100.00
COUNTY STAMP FEE	550.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>1,730.00</b>

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

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

10 Identify only the items that apply to this sale.

a	<input type="checkbox"/> Fulfillment of installment contract year contract initiated : _____
b	<input type="checkbox"/> Sale between related individuals or corporate affiliates
c	<input type="checkbox"/> Transfer of less than 100 percent interest
d	<input type="checkbox"/> Court-ordered sale
e	<input type="checkbox"/> Sale in lieu of foreclosure
f	<input type="checkbox"/> Condemnation
g	<input type="checkbox"/> Short sale
h	<input type="checkbox"/> Bank REO (real estate owned)
i	<input checked="" type="checkbox"/> Auction sale
j	<input type="checkbox"/> Seller/buyer is a relocation company
k	<input type="checkbox"/> Seller/buyer is a financial institution or government agency
l	<input type="checkbox"/> Buyer is a real estate investment trust
m	<input type="checkbox"/> Buyer is a pension fund
n	<input type="checkbox"/> Buyer is an adjacent property owner
o	<input type="checkbox"/> Buyer is exercising an option to purchase
p	<input type="checkbox"/> Trade of property (simultaneous)
q	<input type="checkbox"/> Sale-leaseback
r	<input type="checkbox"/> Other (specify): _____
s	<input checked="" type="checkbox"/> Homestead exemptions on most recent tax bill:
	1 General/Alternative <u>6,000.00</u>
	2 Senior Citizens <u>5,000.00</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>1,100,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20250907990484

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02766

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	1,100,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b <input type="checkbox"/> k <input type="checkbox"/> m <input type="checkbox"/>
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17	1,100,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	2,200.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	1,100.00
20	County tax stamps — multiply Line 18 by 0.25.	20	550.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21	1,650.00

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

TRACT "1"

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 31 MINUTES 14 SECONDS EAST (GRID BEARING, ILLINOIS COORDINATE SYSTEM WEST ZONE) ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, A DISTANCE OF 810.50 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 31 MINUTES 16 SECONDS WEST, A DISTANCE OF 1,455.94 FEET TO AN IRON PIN ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE NORTH 00 DEGREES 21 MINUTES 36 SECONDS WEST ON THE WEST LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 813.00 FEET TO A RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES 19 MINUTES 34 SECONDS WEST ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, A DISTANCE OF 656.19 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 40 MINUTES 22 SECONDS EAST ON THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 1,454.27 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19, A DISTANCE OF 662.57 FEET TO THE POINT OF BEGINNING, CONTAINING 49.11 ACRES, MORE OR LESS AND BEING SUBJECT TO A PUBLIC ROAD KNOWN AS BLACKJACK ROAD, WHICH EXTENDS ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19.

AND

TRACT "2"

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 31 MINUTES 14 SECONDS EAST (GRID BEARING, ILLINOIS COORDINATE SYSTEM WEST ZONE) ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, A DISTANCE OF 810.50 FEET TO AN IRON PIN, THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 31 MINUTES 16 SECONDS WEST, A DISTANCE OF 1,455.94 FEET TO AN IRON PIN ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE SOUTH 00 DEGREES 21 MINUTES 36 SECONDS EAST ON THE WEST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 526.62 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 31 MINUTES 37 SECONDS EAST ON THE SOUTH LINE OF QUARTER-QUARTER SECTION, A DISTANCE OF 728.71 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 19; THENCE SOUTH 00 DEGREES 26 MINUTES 25 SECONDS EAST ON THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 1,338.30 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 89 DEGREES 37 MINUTES 57 SECONDS EAST ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, A DISTANCE OF 730.56 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 31 MINUTES 14 SECONDS WEST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1863.48 FEET TO THE POINT OF BEGINNING, CONTAINING 40.01 ACRES, MORE OR LESS AND BEING SUBJECT TO A PUBLIC ROAD KNOWN AS BLACKJACK ROAD, WHICH EXTENDS ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19.

AND ALSO, ALL THAT PART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 8 WEST OF THE 3RD P.M., RANDOLPH COUNTY, ILLINOIS, LYING NORTH OF HORSE CREEK, EXCEPT THEREFROM ALL THAT PORTION THEREOF LYING WEST OF THE BIG BRANCH, A FORESAID TRACT CONTAINING, AFTER AFORESAID

01-30-100-003; 01-19-300-004; 01-19-100-005



Declaration ID: 20250907990484  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02766

EXCEPTION, 5 ACRES, MORE OR LESS.

**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 THE ESTATE OF FRANK LEHR, DECEASED

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 4205 STATE ROUTE 159 \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-2553  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 618-410-3813 \_\_\_\_\_ Phone extension \_\_\_\_\_ 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**

TYLER T. HENRY

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 455 WILLOW RUN DR \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-2413  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 618-792-1019 \_\_\_\_\_ Phone extension \_\_\_\_\_ USA \_\_\_\_\_  
 Buyer's daytime phone \_\_\_\_\_ Country \_\_\_\_\_

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

**Mail tax bill to:**

TYLER T. HENRY \_\_\_\_\_ 455 WILLOW RUN DR \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-2413  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 USA \_\_\_\_\_  
 Country \_\_\_\_\_

**Preparer Information**

ARBEITER LAW OFFICES/SW

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

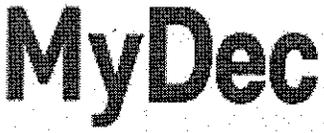
Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

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

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

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

3 Year prior to sale 2024  
 4 Does the sale involve a mobile home assessed as real



Declaration ID: 20250907990484  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02766

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

Land

30170

Buildings

37220

Total

67390

5 estate?

Comments  Yes  No

Illinois Department of Revenue Use

Tab number

M419



Declaration ID: 20250907990484  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

*2025R02766*

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

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
13-029-008-00	66	Acres	No
13-029-007-00	21.67	Acres	No

**Personal Property Table**



Declaration ID: 20250907990484

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025R02766

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### Additional Sellers Information

### Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
MEGAN D. HENRY						USA



Declaration ID: 20250807974000  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

RECORDED  
 09/25/2025 02:38 PM Pages: 4

2025R02770

MELANIE L. JOHNSON CLERK & RECORDER  
 RANDOLPH COUNTY, ILLINOIS



**PTAX-203**  
**Illinois Real Estate**  
**Transfer Declaration**

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
RHSPC	19.00
RECORDERS DOCUMENT STORAGE	3.66
STATE STAMP FEE	180.00
COUNTY STAMP FEE	90.00
<b>TOTAL:</b>	<b>350.00</b>

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

1 7097 STATE ROUTE 3  
 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

14-033-008-50	60X60	Sq. Feet	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/5/2025  
 Date

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

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

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

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

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 <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 checked="" 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	179,900.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250807974000  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02770

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			179,900.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			179,900.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			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.

SITUATED IN THE COUNTY OF RANDOLPH, STATE OF ILLINOIS, TO WIT:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHEASTERLY LINE OF U.S. SURVEY 637, CLAIM 914, TOWNSHIP 5 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, SAID PIN BEING 12.27 CHAINS SOUTH AND 42.00 CHAINS WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE EASTERLY 602.38 FEET TO AN IRON PIN ON THE WESTERLY LINE OF ILLINOIS STATE HIGHWAY 3 (130 FEET WIDE); THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 80 DEGREES 34 MINUTES ALONG SAID WESTERLY LINE OF HIGHWAY 3, 299.13 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 115 DEGREES 51 MINUTES, 314.10 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 14 DEGREES 05 MINUTES 30 SECONDS TO THE SOUTH, 406.38 FEET TO THE POINT OF BEGINNING.

07-25-400-005; 07-25-300-006

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

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

**Seller Information**

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
5600 GRANITE PKWY	PLANO	TX	75024-4177	
Street address (after sale)	City	State	ZIP	
248-286-3800	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**

MELISSA STEINGRUBEY

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)		
7097 STATE ROUTE 3	EVANSVILLE	IL	62242-1705	
Street address (after sale)	City	State	ZIP	
636-226-5650	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: 20250807974000

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02770

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

<u>Property index number (PIN)</u>	<u>Lot size or acreage</u>	<u>Unit</u>	<u>Split Parcel?</u>
14-033-006-50	60x60	Sq. Feet	No

**Personal Property Table**





2025R02788

MELANIE L. JOHNSON CLERK & RECORDER  
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	260.00
COUNTY STAMP FEE	130.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>470.00</b>



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 115 W 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

<u>19-003-006-00</u>	<u>.43</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/10/2025  
 Date

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

Warranty deed  
 Quit claim deed  Executor deed  Trustee deed  
 Beneficial interest  Other (specify):

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

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

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

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

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	17,240.00
2 Senior Citizens	0.00
3 Senior Citizens Assessment Freeze	0.00

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

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

11 Full actual consideration	11	260,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250907977718  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02788

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			260,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			260,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			520.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			260.00
20 County tax stamps — multiply Line 18 by 0.25.	20			130.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			390.00

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

THE SOUTH 139 1/2 FEET OF LOT 20, AND THE SOUTH 139.7 FEET OF LOT 21, ALL IN ARMOUR'S SURVEY TO THE TOWN OF COLUMBUS, NOW CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED DECEMBER 20, 1833, RECORDED AUGUST 4, 1836, IN PLAT RECORD "A" AT PAGES 7 AND 8, IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, SUBJECT, HOWEVER, TO AN ALLEY NOW IN USE ON THE WEST SIDE OF LOT 21.

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

10-06-302-009

**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**

NANCY K. DETERDING, TRUSTEE OF THE NANCY K. DETERDING DECLARATION OF TRUST DATE MAY 22, 2017

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

232 SUMMIT ST \_\_\_\_\_ RED BUD \_\_\_\_\_ IL \_\_\_\_\_ 62278-1335  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-977-9445 \_\_\_\_\_ 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 A. FULTON

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

115 W MAIN ST \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-2063  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

240-721-8020 \_\_\_\_\_ 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 A. FULTON \_\_\_\_\_ 115 W MAIN ST \_\_\_\_\_ SPARTA \_\_\_\_\_ IL \_\_\_\_\_ 62286-2063  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_



Declaration ID: 20250907977718  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02788

**Preparer Information**

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

RED BUD

City

618-282-3866

Preparer's daytime phone

F-6891

Escrow number (if applicable)

IL

State

Phone extension

62278-1525

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer	
1	079 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 4475 Buildings 44615 Total 49090
3	Year prior to sale 2024
4	Does the sale involve a mobile home assessed as real estate? _____ Yes <input checked="" type="checkbox"/> No
5	Comments
Illinois Department of Revenue Use	
Tab number M421	



## PTAX-203 Illinois Real Estate Transfer Declaration

2025R02790

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	149.00
COUNTY STAMP FEE	74.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>303.50</b>

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

1 203 W FIRST ST  
 Street address of property (or 911 address, if available)

ELLIS GROVE 62241-0000  
 City or village ZIP

T6S R7W  
 Township

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

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

<u>11-047-010-00</u>	<u>0.23</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/26/2025  
 Date

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

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

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

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

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

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

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	<u>149,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>

CORRECTED



**Declaration ID:** 20250907984219  
**Status:** Closing Completed  
**Document No.:** Not Recorded

**State/County Stamp:** Not Issued

2025R02790

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			149,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			149,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			298.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			149.00
20	County tax stamps — multiply Line 18 by 0.25.	20			74.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			223.50

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

PARCEL 1:

LOT 1 IN P.C. HERMES' SUBDIVISION OF LOTS 8, 9, AND 10 OF BLOCK 2 IN CHRISTIAN BEARE'S ADDITION TO THE VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED SEPTEMBER 14, 1939, RECORDED NOVEMBER 8, 1939, IN PLAT BOOK "G", PAGE 31 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

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

AND

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 2 OF CHRISTIAN BEARE'S ADDITION TO THE TOWN OF FLORENCE, NOW ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN IN PLAT BOOK "D" AT PAGE 9 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH 154 FEET; THENCE WEST 24 FEET; THENCE NORTH 154 FEET; THENCE EAST 24 FEET TO THE PLACE OF BEGINNING.

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

AND ALSO

PARCEL 3:

RIGHT OF WAY EASEMENT FOR THE BENEFIT OF THE ABOVE PARCEL, AS CREATED BY GRANT DATED APRIL 10, 1952, RECORDED IN BOOK 161, PAGE 62, MADE BY ELMER PAETZOLD AND LOUISA PAETZOLD, HIS WIFE; AND AUGUST PAETZOLD TO GEORGE RODENERG OVER PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 2 OF CHRISTIAN BEARE'S ADDITION TO THE TOWN OF FLORENCE, NOW VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN IN PLAT BOOK "D" AT PAGE 9 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH 154 FEET, WHICH IS THE BEGINNING POINT OF THE LAND COVERED IN THIS EASEMENT; THENCE SOUTH 35.5 FEET TO THE RIGHT OF WAY LINE OF A PUBLIC ROAD; THENCE ALONG THE PUBLIC ROAD RIGHT OF WAY LINE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 28.5 FEET; THENCE NORTH A DISTANCE OF 20 FEET; THENCE WEST 24 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.

PIN: 11-047-010-00

PROPERTY ADDRESS: 203 W. 1ST STREET  
 ELLIS GROVE, IL 62241

13-18-278-006

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

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of



Declaration ID: 20250907984219  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02790

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 J WALLS SUCCESSOR TRUSTEE OF THE JERRY L. WALLS REVOCABLE TRUST DATED MARCH 28, 2022

Seller's or trustee's name \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 1408 ALLENDALE BLVD \_\_\_\_\_ CHESTER \_\_\_\_\_ IL \_\_\_\_\_ 62233-1320  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
 618-534-5303 \_\_\_\_\_ 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**

ALEXANDER COLEMAN

Buyer's or trustee's name \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN) \_\_\_\_\_  
 203 W 1ST ST \_\_\_\_\_ ELLIS GROVE \_\_\_\_\_ IL \_\_\_\_\_ 62241-1433  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
 618-910-1844 \_\_\_\_\_ 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:**

ALEXANDER COLEMAN \_\_\_\_\_ 203 W 1ST ST \_\_\_\_\_ ELLIS GROVE \_\_\_\_\_ IL \_\_\_\_\_ 62241-1433  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
 USA  
 Country \_\_\_\_\_

**Preparer Information**

R JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS

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

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

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

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

1 079 43 R \_\_\_\_\_  
 County Township Class Cook-Minor Code 1 Code 2  
 3 Year prior to sale 2024  
 4 Does the sale involve a mobile home assessed as real estate? \_\_\_\_\_ Yes  No  
 5 Comments \_\_\_\_\_  
 Land \_\_\_\_\_  
 Bldg. \_\_\_\_\_  
 TOTAL \_\_\_\_\_  
 3620  
 32435  
 36055



Declaration ID: 20250907984219  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02790

Buildings Total _____ Illinois Department of Revenue Use	Tab number
	M 422



## PTAX-203 Illinois Real Estate Transfer Declaration

**2025R02790**  
 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	154.00
COUNTY STAMP FEE	77.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>311.00</b>

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

1 203 W FIRST ST  
 Street address of property (or 911 address, if available)

ELLIS GROVE 62241-0000  
 City or village ZIP

T6S R7W  
 Township

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

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

<u>11-047-010-00</u>	<u>0.23</u>	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/26/2025  
 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	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	154,000.00
12a Amount of personal property included in the purchase	12a	0.00

ORIGINAL



Declaration ID: 20250907984219  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02790

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			154,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			154,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			308.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			154.00
20 County tax stamps — multiply Line 18 by 0.25.	20			77.00
21 Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			231.00

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

PARCEL 1:

LOT 1 IN P.C. HERMES' SUBDIVISION OF LOTS 8, 9, AND 10 OF BLOCK 2 IN CHRISTIAN BEARE'S ADDITION TO THE VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED SEPTEMBER 14, 1939, RECORDED NOVEMBER 8, 1939, IN PLAT BOOK "G", PAGE 31 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

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

AND

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 2 OF CHRISTIAN BEARE'S ADDITION TO THE TOWN OF FLORENCE, NOW ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN IN PLAT BOOK "D" AT PAGE 9 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH 154 FEET; THENCE WEST 24 FEET; THENCE NORTH 154 FEET; THENCE EAST 24 FEET TO THE PLACE OF BEGINNING.

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

AND ALSO

PARCEL 3:

RIGHT OF WAY EASEMENT FOR THE BENEFIT OF THE ABOVE PARCEL, AS CREATED BY GRANT DATED APRIL 10, 1952, RECORDED IN BOOK 161, PAGE 62, MADE BY ELMER PAETZOLD AND LOUISA PAETZOLD, HIS WIFE; AND AUGUST PAETZOLD TO GEORGE RODENERG OVER PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 2 OF CHRISTIAN BEARE'S ADDITION TO THE TOWN OF FLORENCE, NOW VILLAGE OF ELLIS GROVE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN IN PLAT BOOK "D" AT PAGE 9 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS; THENCE WEST 24 FEET; THENCE SOUTH 154 FEET, WHICH IS THE BEGINNING POINT OF THE LAND COVERED IN THIS EASEMENT; THENCE SOUTH 35.5 FEET TO THE RIGHT OF WAY LINE OF A PUBLIC ROAD; THENCE ALONG THE PUBLIC ROAD RIGHT OF WAY LINE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 28.5 FEET; THENCE NORTH A DISTANCE OF 20 FEET; THENCE WEST 24 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.

PIN: 11-047-010-00

PROPERTY ADDRESS: 203 W. 1ST STREET  
 ELLIS GROVE, IL 62241

13-18-278-006

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

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of



Declaration ID: 20250907984219  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02790

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 J WALLS SUCCESSOR TRUSTEE OF THE JERRY L. WALLS REVOCABLE TRUST DATED MARCH 28, 2022

Seller's or trustee's name: \_\_\_\_\_ Seller's trust number (if applicable - not an SSN or FEIN): \_\_\_\_\_  
 1408 ALLENDALE BLVD \_\_\_\_\_ CHESTER \_\_\_\_\_ IL \_\_\_\_\_ 62233-1320  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
 618-534-5303 \_\_\_\_\_ 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**

ALEXANDER COLEMAN

Buyer's or trustee's name: \_\_\_\_\_ Buyer's trust number (if applicable - not an SSN or FEIN): \_\_\_\_\_  
 203 W 1ST ST \_\_\_\_\_ ELLIS GROVE \_\_\_\_\_ IL \_\_\_\_\_ 62241-1433  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
 618-910-1844 \_\_\_\_\_ 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:**

ALEXANDER COLEMAN \_\_\_\_\_ 203 W 1ST ST \_\_\_\_\_ ELLIS GROVE \_\_\_\_\_ IL \_\_\_\_\_ 62241-1433  
 Name or company \_\_\_\_\_ Street address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP  
 USA \_\_\_\_\_  
 Country \_\_\_\_\_

**Preparer Information**

R JEFFREY KERKHOVER - FISHER KERKHOVER COFFEY & GREMMELS

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

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

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

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

1 079 43 R \_\_\_\_\_  
 County Township Class Cook-Minor Code 1 Code 2

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

Land \_\_\_\_\_ 3620  
 Bldg. \_\_\_\_\_ 32435  
 TOTAL \_\_\_\_\_ 36055

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



Declaration ID: 20250907984219  
Status: Closing Completed  
Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02790

Buildings Total	Tab number
Illinois Department of Revenue Use	M422



## PTAX-203

### Illinois Real Estate Transfer Declaration

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

1 402 SHADY LANE

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

SPARTA

62286-0000

City or village

ZIP

T4S R6W

Township

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

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

19-150-009-50

10.02

Acres

No

Primary PIN

Lot size or acreage

Unit

Split Parcel

4 Date of instrument: 9/29/2025

Date

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

Quit claim deed  Executor deed  Trustee deed

Beneficial interest  Other (specify):

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

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

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

Current Intended

a  Land/lot only

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

c  Mobile home residence

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

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

f  Office

g  Retail establishment

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

i  Industrial building

j  Farm

k  Other (specify): \_\_\_\_\_

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

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

10 Identify only the items that apply to this sale.

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

1 General/Alternative 6,000.00  
 2 Senior Citizens 5,000.00  
 3 Senior Citizens Assessment Freeze 0.00

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

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

11 Full actual consideration 11 395,000.00  
 12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20250907993445

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2025RD2800

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			395,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			395,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			790.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			395.00
20	County tax stamps — multiply Line 18 by 0.25.	20			197.50
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			592.50

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

GENERAL DESCRIPTION

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 36, TOWNSHIP 4 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS. EXCEPT THE WEST 659.13 FEET THEREOF.

DETAILED DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF CHASE WOODS SUBDIVISION AS RECORDED IN PLAT BOOK "I," PAGE 17 OF THE RANDOLPH COUNTY RECORDS; THENCE WESTERLY ALONG THE NORTH LINE OF CHASE WOODS AND THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 36, TOWNSHIP 4 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS 658.88 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 88°26'17", 657.12 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 91°12'09" ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 676.79 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°21'28" ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 661.12 FEET TO THE POINT OF BEGINNING CONTAINING 10.104 ACRES, MORE OR LESS.

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

03-36-401-026

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

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

**Seller Information**

RICHARD D. PREST, EXECUTOR OF THE ESTATE OF LOREN D. PREST, DECEASED

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)		
309 W ADAMS ST		SPARTA	IL	62286-1164
Street address (after sale)		City	State	ZIP
618-317-6752		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**



Declaration ID: 20250907993445  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025 R02800

JOHN M. BERRY

Buyer's or trustee's name

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

402 SHADY LN

Street address (after sale)

SPARTA

City

IL

State

62286-1090

ZIP

757-617-7307

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

JOHN M. BERRY

Name or company

402 SHADY LN

Street address

SPARTA

City

IL

State

62286-1090

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

Street address

CHESTER

City

IL

State

62233-1635

ZIP

kandklaw@frontier.com

Preparer's email address (if available)

618-826-4561

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 32 R  
 County Township Class Cook-Minor Code 1 Code 2

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

Land 25160  
 Buildings 75255  
 Total 100415

- 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

M423



Declaration ID: 20250907993445

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2025RO2800

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**Additional Sellers Information**

**Additional Buyers Information**

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



## PTAX-203 Illinois Real Estate Transfer Declaration

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

1 107 WAGON WHEEL  
 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

<u>11-040-004-00</u>	<u>0.56</u>	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 9/30/2025  
 Date

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

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

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

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

Current Intended

a  Land/lot only

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

c  Mobile home residence

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

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

f  Office

g  Retail establishment

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

i  Industrial building

j  Farm

k  Other (specify): \_\_\_\_\_

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	144.00
COUNTY STAMP FEE	72.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
<b>Total:</b>	<b>296.00</b>

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

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

10 Identify only the items that apply to this sale.

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

b  Sale between related individuals or corporate affiliates

c  Transfer of less than 100 percent interest

d  Court-ordered sale

e  Sale in lieu of foreclosure

f  Condemnation

g  Short sale

h  Bank REO (real estate owned)

i  Auction sale

j  Seller/buyer is a relocation company

k  Seller/buyer is a financial institution or government agency

l  Buyer is a real estate investment trust

m  Buyer is a pension fund

n  Buyer is an adjacent property owner

o  Buyer is exercising an option to purchase

p  Trade of property (simultaneous)

q  Sale-leaseback

r  Other (specify): \_\_\_\_\_

s  Homestead exemptions on most recent tax bill:

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

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

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

11 Full actual consideration	11	144,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20250907994283  
 Status: Closing Completed  
 Document No.: Not Recorded

State/County Stamp: Not Issued

2025R02811

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			144,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. <b>This is the net consideration subject to transfer tax.</b>	17			144,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			288.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			144.00
20	County tax stamps — multiply Line 18 by 0.25.	20			72.00
21	Add Lines 19 and 20. <b>This is the total amount of transfer tax due</b>	21			216.00

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

ALL OF LOT 4 AND A STRIP OF LAND BEING PART OF LOT 3, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE WEST 7 1/2 FEET TO A POINT ON THE SOUTH SIDE OF LOT 3; THENCE NORTH TO A POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING. ALL IN EGGEMEYER'S SUBDIVISION, NO 2, BEING A SUBDIVISION LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 17, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED MAY 5, 1966, IN VOLUME I OF PLATS AT PAGE 15, RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

ALSO, THE WESTERLY 10 FEET OF LOT 5 IN EGGEMEYER'S SUBDIVISION, NO. 2, BEING A SUBDIVISION LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 17, TOWNSHIP 6 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN VOLUME I OF PLATS AT PAGE 15, RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

13-17-102-005 (New)

**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**

GARY LEON CONDER

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

5233 STATE ROUTE 3 \_\_\_\_\_ ELLIS GROVE \_\_\_\_\_ IL \_\_\_\_\_ 62241-1713  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-615-8053 \_\_\_\_\_ Phone extension \_\_\_\_\_ 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**

GAIL R. OAKLEY

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

107 WAGON WHEEL DR \_\_\_\_\_ ELLIS GROVE \_\_\_\_\_ IL \_\_\_\_\_ 62241-1539  
 Street address (after sale) \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

618-615-6697 \_\_\_\_\_ Phone extension \_\_\_\_\_ 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.

