



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 408 E MAIN ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-071-012-00

0.15

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 12/31/2025

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): _____

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.10
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	50.00
COUNTY STAMP FEE	25.00
RMSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	155.00

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 50,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20251207968155
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R000008

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			50,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			50,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			100.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			50.00
20	County tax stamps — multiply Line 18 by 0.25.	20			25.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			75.00

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

PROPERTY 1: LOTS 3, 4 AND 5 IN BLOCK 2 OF W. R. BORDER'S FIRST ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED NOVEMBER 16, 1892, AND RECORDED APRIL 11, 1894, IN PLAT BOOK "E" AT PAGE 14 1/2, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

AND

PROPERTY 2: LOT 9, IN BLOCK 1 IN JAMES BOTTOM'S THIRD ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS AS SHOWN BY PLAT DATED MARCH 7, 1900 AND RECORDED IN PLAT BOOK "E", PAGE 42 IN THE OFFICE OF THE RECORDER OF DEEDS OF RANDOLPH COUNTY, ILLINOIS. SITUATED IN RANDOLPH COUNTY, ILLINOIS.

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

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

10-06-332-003; 10-06-332-004; 09-01-234-007

Step 4: Complete the requested information.

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

Seller Information

ALAN L. SCHILLING

Seller's or trustee's name

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

PO BOX 653

Street address (after sale)

SPARTA

City

IL

State

62286-0653

ZIP

618-792-5201

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

BRADLEY S. CHANDLER

Buyer's or trustee's name

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

8745 NIKE RD

Street address (after sale)

RED BUD

City

IL

State

62278-3241

ZIP

618-791-3289

Buyer's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20251207968155
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00008

Mail tax bill to:

BRADLEY S. CHANDLER 8745 NIKE RD RED BUD IL 62278-3241
Name or company Street address City State ZIP

USA
Country

Preparer Information

ARBEITER LAW OFFICES/SW

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

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

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

To be completed by the Chief County Assessment Officer

1 079 36 R
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 8295
Buildings 28585
Total 36880

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

m1



Declaration ID: 20251207968155

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00008

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-071-011-00	0.29	Acres	No
19-084-004-00	0.16	Acres	No

Personal Property Table



Declaration ID: 20251207968155

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R00008

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
BRENDA M. CHANDLER						



PTAX-203

Illinois Real Estate
 Transfer Declaration

Step 1: Identify the property and sale information.

1 520 E MOUND

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-106-011-00

0.14

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

12/29/2025

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

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

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

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract
year contract initiated: _____b ☐ Sale between related individuals or corporate affiliatesc ☐ Transfer of less than 100 percent interestd ☐ Court-ordered salee ☐ Sale in lieu of foreclosuref ☐ Condemnationg ☐ Short saleh ☐ Bank REO (real estate owned)i ☐ Auction salej ☐ Seller/buyer is a relocation companyk ☐ Seller/buyer is a financial institution or government agencyl ☐ Buyer is a real estate investment trustm ☐ Buyer is a pension fundn ☐ Buyer is an adjacent property ownero ☐ Buyer is exercising an option to purchasep ☐ Trade of property (simultaneous)q ☐ Sale-leasebackr ☐ Other (specify): _____s ☐ Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 70,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20251207963919

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00013

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

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

LOTS 3, 4, 5 AND 6 IN BLOCK 1 OF JAMES BOTTOM'S FOURTH ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED AUGUST 1, 1908 AND RECORDED AUGUST 20, 1908 IN PLAT BOOK "F" AT PAGE 41 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS; SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES OR A SURVEY THEREOF.

10-06-180-005; 10-06-180-004; 10-06-180-003

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

ALAN L. SCHILLING A/K/A ALAN SHILLING

Seller's or trustee's name

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

PO BOX 653

Street address (after sale)

SPARTA

City

IL

State

62286-0653

ZIP

618-792-5201

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

MADISON D. LARAMORE

Buyer's or trustee's name

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

520 E MOUND ST

Street address (after sale)

SPARTA

City

IL

State

62286-1435

ZIP

618-443-8595

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:

MADISON D. LARAMORE

Name or company

520 E MOUND ST

Street address

SPARTA

City

IL

State

62286-1435

ZIP

USA

Country



Declaration ID: 20251207963919
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00013

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	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	5805
Buildings	13685
Total	19490

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

M3



Declaration ID: 20251207963919
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026000013

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-016-012-00	0.28	Acres	No
19-106-013-00	0.15	Acres	No

Personal Property Table



2026R00039

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	10.69
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	30.65
RECORDERS DOCUMENT STORAGE	3.66
Total:	61.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 250 N 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

19-034-004-00

0.17

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 12/30/2025

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest X Other (specify): Sheriff's Deed

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

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

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: 12/17/2024

Date

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 13,886.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20251207951884
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00039

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			13,886.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	X	b	k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			0.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			0.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			0.00
20	County tax stamps — multiply Line 18 by 0.25.	20			0.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			0.00

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

SIXTY FEET OFF THE NORTH END OF THE SOUTH HALF OF LUTHER LOT, ALSO KNOWN AS LOUTHER LOT, IN JOHN MCMILLAN'S FIRST ADDITION TO TOWN, NOW CITY OF SPARTA, 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.

10-06-161-003

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

RYAN P DICKEY

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
217 LINDELL ST _____ TILDEN _____ IL _____ 62292-0000
Street address (after sale) _____ City _____ State _____ ZIP _____
618-972-3095 _____ 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

CITY OF SPARTA

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
114 W JACKSON ST _____ SPARTA _____ IL _____ 62286-1666
Street address (after sale) _____ City _____ State _____ ZIP _____
618-443-2917 _____ USA _____
Buyer's daytime phone _____ Phone extension _____ Country _____

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

Mail tax bill to:

CITY OF SPARTA _____ 114 W JACKSON ST _____ SPARTA _____ IL _____ 62286-1666
Name or company _____ Street address _____ City _____ State _____ ZIP _____

Preparer Information

USA _____
Country _____



Declaration ID: 20251207951884
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00039

CLAY FINLEY - FINLEY LAW FIRM, PLLC

Preparer and company name

221 S MARKET ST

Street address

staff@finleylaw.net

Preparer's email address (if available)

Preparer's file number (if applicable)

SPARTA

City

618-443-1947

Preparer's daytime phone

Escrow number (if applicable)

IL

State

Phone extension

62286-1628

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 2585
Buildings 20390
Total 22975

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

M8



Declaration ID: 20251207951884

Status: Closing Completed
Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R000.39

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
KAYCEE A DICKY	701 S COCKRUM ST	SESSER	IL	622840000		USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 VALLEY STEEL ROAD

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

02-013-007-50

3.16

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/5/2026

Date

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

X Quit claim deed

Executor deed

Trustee deed

Beneficial interest Other (specify):

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

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

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 6,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260107971048
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00096

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			6,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			6,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			12.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			6.00
20	County tax stamps — multiply Line 18 by 0.25.	20			3.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			9.00

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

PART OF THE SW1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE SE1/4 OF SECTION 8, TOWNSHIP 5S, RANGE 5W, OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID 800 FEET TO THE POINT OF BEGINNING, EXCEPT SEVERAL MINERAL.

PERMANENT INDEX NO:02-013-007-50 AND PERMANENT INDEX NO: 02-013-006-50
TRACT NUMBERS: 10-08-400-013 AND TRACT NUMBERS: 10-08-200-011

PROPERTY ADDRESS: VALLEY STEEL ROAD, SPARTA, ILLINOIS 62286

10-08-400-013

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

PHIL RECTOR

Seller's or trustee's name

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

12926 WILLY RD

Street address (after sale)

COULTERVILLE

City

IL

State

62237-1958

ZIP

618-708-2111

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

CODY MAHAN

Buyer's or trustee's name

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

1103 BIRCH LN

Street address (after sale)

SPARTA

City

IL

State

62286-1001

ZIP

618-520-6328

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:



Declaration ID: 20260107971048
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R 00096

CODY MAHAN
Name or company

1103 BIRCH LN
Street address

SPARTA
City

IL
State

62286-1001
ZIP

Preparer Information

DENNIS L. FRECH

Preparer and company name

PO BOX 334
Street address

frechlaw72@gmail.com
Preparer's email address (if available)

USA
Country

Preparer's file number (if applicable)

CHESTER
City

618-708-3093
Preparer's daytime phone

Escrow number (if applicable)

IL
State

62233-0334
ZIP

Phone extension

USA
Country

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

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

Extended legal description Form PTAX-203-A

Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

- 1 079 35 F
County Township Class Cook-Minor Code 1 Code 2
- 2 Board of Review's final assessed value for the assessment year prior to the year of sale.
- Land 185
- Buildings 185
- Total 185
- 3 Year prior to sale 2025
- 4 Does the sale involve a mobile home assessed as real estate? Yes No ☒
- 5 Comments

Illinois Department of Revenue Use

Tab number

M11



Declaration ID: 20260107971048
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 00096



Declaration ID: 20260107971048

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00096

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
02-013-006-50	.51	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 325 S VINE

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-098-012-00

0.25

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/8/2026
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: 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 55,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260107973393

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00303

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			55,000.00
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			55,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			110.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			55.00
20	County tax stamps — multiply Line 18 by 0.25.	20			27.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			82.50

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

LOTS 5 AND 6 IN BLOCK 14 OF MATTHEW MCCLURKEN'S FOURTH ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED SEPTEMBER 3R AND 4TH, 1902, AND RECORDED OCTOBER 10, 1902, IN PLAT RECORD "F", PAGE 10, IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

10-06-353-007

Step 4: Complete the requested information.

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

Seller Information

CAROLYN S. LOESING

Seller's or trustee's name

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

1703 FIELDCREST DR APT 2

Street address (after sale)

SPARTA

City

IL

State

62286-1179

ZIP

618-826-2515

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

AMANDA AND ALFRED N. AUKEMA, II

Buyer's or trustee's name

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

325 S VINE ST

Street address (after sale)

SPARTA

City

IL

State

62286-1831

ZIP

618-708-7177

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:AMANDA AND ALFRED N. AUKEMA,
Name or company325 S VINE ST
Street addressSPARTA
CityIL
State62286-1831
ZIP



Declaration ID: 20260107973393
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00303

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

205 E MARKET ST

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

F-7043

Preparer's file number (if applicable)

Escrow number (if applicable)

RED BUD

IL

62278-1525

City

State

ZIP

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 35 R 43
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 4190
Buildings 18410
Total 22600

3 Year prior to sale 2025

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

5 Comments

SEE ATTACHED CONTRACT
FOR DEED.

Illinois Department of Revenue Use

Tab number

M48



* 2017R00446.14 *

RECORDED

02/02/2017 10:28:50AM Pages: 14

2017R00446

PAT LARAMORE CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

REC FEE: 22.50

RHSP FEE: 9.00

AUTO FEE: 3.50

GIS FEE: 1.00

STATE FEE: 46.00

CONTRACT FOR DEED

THIS CONTRACT FOR DEED is made and entered into this 20 day of August, 2017, by and between JOHN M LOESINK & CAROLYN LOESINK (hereinafter referred to as "Seller"), and JEFFERY VALLERY & AMANDA VALLERY (hereinafter referred to as "Buyer"), collectively referred to Parties.

WITNESSETH, that if the Buyer shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the Seller hereby covenants and agrees to convey to the Buyer, his heirs, executors, administrators, personal representatives, or assigns, in fee simple absolute, clear of all encumbrances by a good and sufficient warranty deed or equivalent deed, that Property ("Property") situated in the County of RANDOLPH, State of ILLINOIS, more fully described on Exhibit "A", attached hereto and made a part hereof.

The sale of the Property (and the term "Property") shall include all buildings and improvements on the property and all right, title and interest of Seller in and to adjacent streets, roads, alleys and rights-of-way. The sale of the Property shall also include the following fixtures and personal property associated with the Property (unless specifically excluded below), all of which (if any) are owned by Seller free and clear of all liens and encumbrances, including: gas heaters; propane tanks (including propane if owned); central heating, ventilation and air conditioning equipment and fixtures; sump pumps; attached TV antennas and cables; lighting and light fixtures; plumbing equipment and fixtures; attached mirrors; linoleum; wall-to-wall carpet; window and porch shades; blinds; storm windows and doors; screens; curtain and drapery rods; awnings; automated garage door openers and remote control units; keys; attached humidifiers; attached outside cooking units; attached fireplace screens and/or glass doors; attic and ceiling fans; built-in kitchen appliances; and:

(Included Items).

The following items are specifically excluded from this contract and shall not be transferred to Buyer as a part of the Property:

(Excluded Items).

PRICE AND PAYMENT

Buyer herein covenants and agrees to pay to the Seller the sum of FIFTY-FIVE THOUSAND Dollars (\$55,000.00) as the purchase price for the Property, as follows (select and initial one or more that apply):

[] / []

Dollars

Seller [Signature]
Buyer [Signature]

(\$ _____) paid to the Seller upon execution of this agreement, the receipt of which is hereby acknowledged.

* [Jeffery] The principal sum of Fifty-five thousand Dollars
(\$ 55,000.00) with interest on the whole sum at the rate of three and a half (3.5%) percent per
annum, payable in monthly installments of four hundred and eighty-four cents Dollars (\$ 480.84)
beginning on the 20 day of August, 2016, and continuing on the
____ day of each and every month thereafter, until paid in full. Total of 151 monthly payments

[_____ / _____] The principal sum of _____ Dollars
(\$ _____) payable in monthly installments of _____ Dollars
(\$ _____) beginning on the _____ day of _____, 20____, and
continuing on the _____ day of each and every month thereafter until the _____ day of _____,
20____ when the final payment shall be due.

[_____ / _____] The principal sum of _____ Dollars
(\$ _____) with interest on the whole sum at the rate of _____ (%) percent per
annum, payable in monthly installments of _____ Dollars (\$ _____)
beginning on the _____ day of _____, 20____, and continuing on the
_____ day of each and every month thereafter, until the _____ day of _____, 20____, when all
remaining principal and interest shall be paid.

Any interest that may be charged, shall be computed monthly and deducted from the payment and
the balance of the payment shall be applied to the principal

SECURITY

This Contract shall stand as security for the performance of Buyer and as security of the payment
of the obligation of Buyer under this Contract. All improvements on the Property, including, but
not limited to, buildings, fixtures, trees or other improvements now on the Property, or hereafter
made or placed thereon, shall also be part of the security for the performance of this contract and
shall not be removed from the Property.

AS-IS CONDITION OF PROPERTY

Buyer accepts the Property "as-is" without any type of warranty thereon. Buyer further
understands that Seller has not made and does not make any representations or warranties of any
kind as to the condition of the Property, buildings, improvements or fixtures located thereon,
and/or the location of the boundaries of the Property.

DEED AND EVIDENCE OF TITLE

Upon payment of the total purchase price and other amounts, including any late charge, by Buyer,
Seller will, at Seller's expense, deliver a Statutory or General Warranty Deed to the Property to
Buyer, free and clear of any liens or encumbrances other than taxes and assessments for the current
year.

Seller	<u>[Signature]</u>	<u>ce</u>
Buyer	<u>[Signature]</u>	<u>[Signature]</u>

EXHIBIT "A"

Legal Description of Property:

566/906 621/849 686/41
LOTS 56 BLK 1E MATTHEW MCCLARKENS FOURTH

PERMANENT INDEX NUMBER
19098-012-00

- 14 -

Initials	
Seller	<i>[Signature]</i>
Buyer	<i>[Signature]</i>

19-098-012-00
10-06-353-007

January 29, 2021

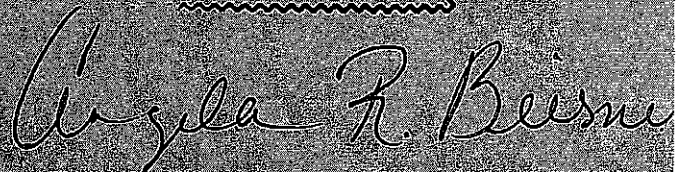
I, Carolyn Loesing, have sold 325 S. Vine St. in Sparta to Amanda (Vallroy) Aukema on contract deed. She has remarried and would like to add her husband Alfred N. Aukema II on the contract for deed, which this paper shows has been done.


Carolyn Loesing


Amanda Aukema


ALFRED N. Aukema II







PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 142 W BROADWAY

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

SPARTA 62286-0000
 City or village ZIP

T5S R5W
 Township

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

19-014-002-00	.05	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/3/2026
 Date

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

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

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

Current	Intended
a ☐ Land/lot only	
b ☐ Residence (single-family, condominium, townhome, or duplex)	
c ☐ Mobile home residence	
d <u>X</u> <u>X</u> Apartment building (6 units or less) No. of units: <u>2</u>	
e ☐ Apartment building (over 6 units) No. of units: <u> </u>	
f ☐ Office	
g ☐ Retail establishment	
h ☐ Commercial building (specify):	
i ☐ Industrial building	
j ☐ Farm	
k ☐ Other (specify):	

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20251107932485
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

079 35 C County Township Class Cook-Minor Code 1 Code 2					4 Year prior to sale <u>2025</u>
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				5 Does the sale involve a mobile home assessed as real estate? ☐ Yes ☒ No
	Land <u>5530</u> Buildings <u>37675</u> Total <u>43205</u>				
Illinois Department of Revenue Use					Tab number <u>M54</u>



Declaration ID: 20251107932485
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00354

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-015-001-00	.09	Acres	No

Personal Property Table

RECORDED

02/12/2026 09:11 AM Pages: 3

2026R00428

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	3.00
COUNTY STAMP FEE	1.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 84.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 11848 SPRING STREET

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

02-068-005-00

0.3300

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/9/2026

Date

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

X Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

Demolition/damage

Additions

Major remodeling

New construction

Other (specify):

10 Identify only the items that apply to this sale.

a Fullfillment of installment contract

year contract initiated :

b X Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 3,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260207994217
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00428

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			3,000.00
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			3,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			6.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			3.00
20	County tax stamps — multiply Line 18 by 0.25.	20			1.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			4.50

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

LOTS 3, 4 AND 5 IN BLOCK 27 IN THE TOWN OF EDEN, RANDOLPH COUNTY, ILLINOIS, EXCEPT THE COAL UNDERLYING WITH THE RIGHT TO MINE AND REMOVE THE SAME AND SUBJECT TO ALL OTHER RIGHTS AND EASEMENTS IN FAVOR OF THE OWNER OF THE MINERAL ESTATE OR OF ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID ESTATE AND 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.

10-05-464-002; 10-05-464-004

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

JACKIE HUGHES

Seller's or trustee's name

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

#6 SUNNY LANE
Street address (after sale)

PINCKNEYVILLE
City

IL
State

62274-0000
ZIP

618-571-2581

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

FRANK R. AND MARTHA E. HUGHES

Buyer's or trustee's name

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

11820 SPRING ST
Street address (after sale)

SPARTA
City

IL
State

62286-3678
ZIP

618-317-2243

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:

FRANK R. AND MARTHA E.
Name or company

11820 SPRING ST
Street address

SPARTA
City

IL
State

62286-3678
ZIP



Declaration ID: 20260207994217
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00428

HUGHES

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)

RED BUD

City

618-282-3866

Preparer's daytime phone

Escrow number (if applicable)

IL

State

Phone extension

62278-1525

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 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 1615
Buildings 1615
Total 1615

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M66



Declaration ID: 20260207994217
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00428

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
02-068-005-50	0.1700	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 305 PEGGY LN

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-130-019-00

0.43

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/13/2026
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):

RECORDED
02/17/2026 02:13 PM Pages: 3

2026R00477

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

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

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

 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	125,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260107983630
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00477

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

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

PART OF LOTS 14 AND 15 IN PETER SCHRUMPF'S GREEN ACRES SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 7, IN TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED MARCH 13, 1957 IN PLAT BOOK "G" PAGE 91 OF THE RANDOLPH COUNTY RECORDS, EXCEPT THAT PART CONVEYED TO WILLIAM ANDREW EARHART AND ANNA BELLE EARHART, HUSBAND AND WIFE, AS JOINT TENANTS BY WARRANTY DEED RECORDED FEBRUARY 17, 1978 IN BOOK 255 ON PAGE 467 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, AND FURTHER EXCEPTING THE NORTH 9.5 FEET OF LOT 15;

ALSO

PART OF LOT 20 OF PETER SCHRUMPF'S GREEN ACRES SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 7 IN TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN VOLUME "G" OF PLATS AT PAGE 91 OF THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 20; THENCE NORTH ALONG THE EAST LINE OF LOT 20, 115 FEET TO A POINT ON THE EAST LINE OF SAID LOT 20; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF LOT 20, 87 FEET TO A POINT ON THE WEST LINE OF LOT 20; THENCE SOUTH ALONG THE WEST LINE OF LOT 20, 10 FEET TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 20, 50 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 20, 105 FEET TO A POINT ON THE SOUTH LINE OF LOT 20; THENCE EAST 35 FEET ALONG THE SOUTH LINE OF LOT 20 TO THE POINT OF BEGINNING. EXCEPT THAT PART CONVEYED BY WARRANTY DEED FROM MILLS MODULAR HOMES, INC., TO GEORGE R. GEBHARDT AND ALBERTA L. GEBHARDT, HUSBAND AND WIFE, DATED SEPTEMBER 25, 1978 AND RECORDED SEPTEMBER 27, 1978 IN BOOK 259 ON PAGE 827, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, SITUATED IN RANDOLPH COUNTY, ILLINOIS.

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

10-07-109-019

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

BRADLEY A. KIRKMAN

Seller's or trustee's name

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

305 PEGGY LANE
Street address (after sale)

TILDEN
City

IL
State

62292-0000
ZIP

618-980-1245
Seller's daytime phone

Phone extension

USA
Country

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



Declaration ID: 20260107983630
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00477

Buyer Information

TAYLOR L. OWENS

Buyer's or trustee's name

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

708 PAWNEE DR

Street address (after sale)

DU QUOIN

City

IL

State

62832-2501

ZIP

618-317-5887

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:

TAYLOR L. OWENS

Name or company

708 PAWNEE DR

Street address

DU QUOIN

City

IL

State

62832-2501

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land 4885
Buildings 38010
Total 42895

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M74



Declaration ID: 20260107983630
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00477



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 UNKNOWN

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

UNKNOWN 62286-0000
City or village ZIP

T5S R5W
Township

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

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

02-021-015-00	84.17	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/13/2026
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	630,000.00
12a Amount of personal property included in the purchase	12a	0.00

2026R00550

12b	Was the value of a mobile home included on Line 12a?	12b	Yes ☒ No ☐
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	630,000.00
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	630,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	1,260.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	630.00
20	County tax stamps — multiply Line 18 by 0.25.	20	315.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	945.00

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

PARCEL 1:

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD MARKING THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, SOUTH 0°5'1" WEST, 1370.90 FEET TO AN IRON ROD AT AN EXISTING FENCE CORNER; THENCE LEAVING SAID EAST LINE WITH AN EXISTING FENCE LINE, NORTH 89°30'27" WEST, 2652.76 FEET TO AN IRON ROD; THENCE LEAVING SAID EXISTING FENCE LINE WITH THE TILLABLE/TIMBER LINE NORTH 30°8'58" WEST, 50.72 FEET TO AN IRON ROD; THENCE NORTH 1°40'17" WEST, 384.09 FEET TO AN IRON ROD, THENCE NORTH 1°56'4" EAST, 143.10 FEET TO AN IRON ROD; THENCE NORTH 1°3'43" EAST, 742.77 FEET TO AN IRON ROD; THENCE NORTH 89°41'4" WEST, 57.60 FEET TO AN IRON ROD ON THE EAST LINE OF LAND AS DESCRIBED IN DOCUMENT NO. 205138 OF THE RANDOLPH COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE WITH SAID EAST LINE, NORTH 0°0'39" EAST, 49.38 FEET TO AN IRON ROD MARKING THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 89°41'4" EAST WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 13, 2730.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE ROADWAY EASEMENT GRANTED TO JB WHITETAIL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND ASSIGNS BY VIRTUE OF GRANT OF ROADWAY EASEMENT DATED MARCH, 5, 2019, AND RECORDED ON MARCH 29, 2019 AS DOCUMENT NO. 2019R00923 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS. AND ALSO TOGETHER WITH ROAD EASEMENT CONVEYED TO JB WHITETAIL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, BY QUIT CLAIM DEED DATED APRIL 11, 2019 AND RECORDED ON APRIL 15, 2019 AS DOCUMENT NO. 2019R01082 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT, DATED 2/9/2020 AND RECORDED 2/24/2020 AS DOCUMENT NO. 2020R00549 FROM MONTY M. WOLFE AND NANCY R. WOLFE TO Ryan A. Beckmann & Karina P. Beckmann FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING LAND:

A TRACT OF LAND BEING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE COUNTY OF RANDOLPH AND STATE OF ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT, DATED 2/9/2020 AND RECORDED 2/24/2020 AS DOCUMENT NO. 2020R00549 FROM BRADLEY SCHMITZ AND RHONDA TRENTMAN-SCHMITZ TO Ryan A. Beckmann & Karina P. Beckmann FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING LAND:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

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

SITUATED IN RANDOLPH COUNTY, ILLINOIS.



Declaration ID: 20260207902190

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00550

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

RYAN A. BECKMANN AND KARENA P. BECKMANN

Seller's or trustee's name

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

14238 SAINT JAMES LN

Street address (after sale)

BREESE

City

IL

State

62230-3679

ZIP

618-792-5992

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

JAMES ROSSEL

Buyer's or trustee's name

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

312 W MASCOUHAH ST

Street address (after sale)

OKAWVILLE

City

IL

State

62271-1744

ZIP

618-973-4088

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:

JAMES ROSSEL

Name or company

312 W MASCOUHAH ST

Street address

OKAWVILLE

City

IL

State

62271-1744

ZIP

USA

Country

Preparer Information

RACHEL STIDEM - HIGHLAND COMMUNITY TITLE

Preparer and company name

Preparer's file number (if applicable)

CR260107

Escrow number (if applicable)

901 MAIN ST

Street address

HIGHLAND

City

IL

State

62249-1553

ZIP

rstidem@communitytitle.net

Preparer's email address (if available)

618-654-9900

Preparer's daytime phone

Phone extension

USA

Country

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

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

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

To be completed by the Chief County Assessment Officer

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

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

3 Year prior to sale 2025
4 Does the sale involve a mobile home assessed as real estate? _____ Yes ✓ No
5 Comments



Declaration ID: 20260207902190
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00550

Land Buildings	6990	
Total	6990	
Illinois Department of Revenue Use		Tab number
		M87



PTAX-203

Illinois Real Estate Transfer Declaration

2026R00605

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	146.50
COUNTY STAMP FEE	73.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	299.75

Step 1: Identify the property and sale information.

1 321 S MARKET

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-096-017-00

0.43

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/24/2026

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

11 146,500.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260207995108
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00605

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			146,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			146,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			293.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			146.50
20	County tax stamps — multiply Line 18 by 0.25.	20			73.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			219.75

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

TRACT 1:

LOT 9 IN BLOCK 5 IN MATHEW MCCLURKEN'S SECOND ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS.

TRACT 2:

LOTS 7 AND 8 IN BLOCK 5 IN MATHEW MCCLURKEN'S SECOND ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED JUNE 13, 1895 AND RECORDED JUNE 6, 1896 IN PLAT RECORD "D" AT PAGE 32 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS, EXCEPTING THEREFROM THE EAST 10 FEET OF SAID LOTS USED FOR STREET PURPOSES.

ALSO EXCEPT THAT PART CONVEYED BY WARRANTY DEED FROM JOAN F. GENTRY AND DEBORAH J. KLAUSING AS TRUSTEE OF THE JOAN F. GENTRY IRREVOCABLE TRUST DATED APRIL 30, 2008 TO THE CITY OF SPARTA, RECORDED JULY 30, 2020 AS DOCUMENT NO. 2020R02689, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 35 FEET OF LOT 7 IN BLOCK 7 OF BLOCK 5 OF MATHEW MCCLURKEN'S SECOND ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS.

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

10-06-352-016

Step 4: Complete the requested information.

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

Seller Information

RICHARD V. FIRESTONE, JR.

Seller's or trustee's name

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

1102 COUNTY ROAD 5

Street address (after sale)

ROCKWOOD

City

IL

State

62280-1102

ZIP

618-317-4485

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

SARA AND JUSTIN GREGORY

Buyer's or trustee's name

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

321 S MARKET ST

Street address (after sale)

SPARTA

City

IL

State

62286-1630

ZIP



Declaration ID: 20260207995108
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00605

618-317-6051

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

SARA AND JUSTIN GREGORY

Name or company

321 S MARKET ST

Street address

SPARTA

City

IL

State

62286-1630

ZIP

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

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land 4750
Buildings 31285
Total 36035

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M93



Declaration ID: 20260207995108
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260207995108



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 110 S VINE ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-018-001-00

.18

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/6/2026
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: 4

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 25,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260207990332
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00 768

12b	Was the value of a mobile home included on Line 12a?	12b	Yes ☐ No ☒
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	25,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b ☐ k ☐ m ☐
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	25,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	50.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	25.00
20	County tax stamps — multiply Line 18 by 0.25.	20	12.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	37.50

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

LOT 6 IN BLOCK 3 OF MCCLURKEN'S ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS

10-06-314-007

Step 4: Complete the requested information.

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

Seller Information

ESTATE OF FRANK J. DOTZLER

Seller's or trustee's name ESTATE OF FRANK J. DOTZLER Seller's trust number (if applicable - not an SSN or FEIN) _____
190 CURTIS TER FAIRFIELD CT 06825-1210
Street address (after sale) City State ZIP
203-913-3444 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

MARIAN BARKAU

Buyer's or trustee's name MARIAN BARKAU Buyer's trust number (if applicable - not an SSN or FEIN) _____
110 S VINE ST APT 1 SPARTA IL 62286-1377
Street address (after sale) City State ZIP
618-713-9285 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:

MARIAN BARKAU 110 S VINE ST APT 1 SPARTA IL 62286-1377
Name or company Street address City State ZIP
USA
Country

Preparer Information

CLAY FINLEY - FINLEY LAW FIRM, PLLC

Preparer and company name CLAY FINLEY - FINLEY LAW FIRM, PLLC Preparer's file number (if applicable) _____ Escrow number (if applicable) _____



Declaration ID: 20260207990332
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R007108

221 S MARKET ST
Street address

SPARTA
City

IL
State

62286-1628
ZIP

staff@finleylaw.net

Preparer's email address (if available)

618-443-1947

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 35 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 2930
Buildings 24545
Total 17475

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M120



Declaration ID: 20260207990332

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R007108

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ROBERT BARKAU	110 S VINE, APT 1	SPARTA	IL	622860000		USA



Declaration ID: 20260307919519
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued



DocId:8193319

TX:4175061

RECORDED
03/30/2026 12:34 PM Pages: 2

2026R00937

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	94.00
COUNTY STAMP FEE	47.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	221.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 VACANT - ROSEBOROUGH ROAD

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

SPARTA 62286-0000
City or village ZIP

T5S R5W

Township

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

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

02-040-017-00	12.0	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/24/2026
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial 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	94,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260307919519
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00937

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒ No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13		94,000.00
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		94,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		188.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		94.00
20	County tax stamps — multiply Line 18 by 0.25.	20		47.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		141.00

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

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID QUARTER QUARTER, 1167.57 FEET, THENCE EASTERLY WITH A DEFLECTION ANGLE OF 89 DEGREES 52 MINUTES TO THE LEFT 447.70 FEET, THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90 DEGREES 08 MINUTES TO THE LEFT AND PARALLEL TO THE WEST LINE OF SAID QUARTER QUARTER 1166.57 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER, THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER QUARTER 447.70 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION AND CONTAINING 12.00 ACRES, MORE OR LESS, AND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND BEING SUBJECT TO A 20 FOOT WIDE PUBLIC ROADWAY EASEMENT ACROSS THE NORTH SIDE OF THE HEREIN DESCRIBED TRACT, SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

10-29-200-009

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

GREGORY HOOD, INDEPENDENT ADMINISTRATOR

Seller's or trustee's name

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

4976 FRANKLIN ST
Street address (after sale)

BENTON
City

IL
State

62812-3852
ZIP

618-200-3552
Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

ERIC J AND TAYLOR A WESTERMAN

Buyer's or trustee's name

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

503 W HAROLD ST
Street address (after sale)

STEELEVILLE
City

IL
State

62288-2027
ZIP

618-317-7442
Buyer's daytime phone

Phone extension

USA
Country



Declaration ID: 20260307919519
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00937

☒ Under penalties of perjury, I 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 J AND TAYLOR A WESTERMAN
Name of company
503 W HAROLD ST
Street address
STEELEVILLE
City
IL
State
62288-2027
ZIP

USA
Country

Preparer Information

DOUGLAS A ANTONIK, ATTORNEY

Preparer and company name
PO BOX 1418
Street address
antonikttitle@charter.net
Preparer's email address (if available)
Preparer's file number (if applicable)
MOUNT VERNON
City
618-244-6611
Preparer's daytime phone
Escrow number (if applicable)
62864-0029
State
ZIP
USA
Country

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

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

To be completed by the Chief County Assessment Officer					
1	079	35	F		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	4065			
	Buildings				
	Total	4065			
Illinois Department of Revenue Use			Tab number M13U		



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 510 E MAIN

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

SPARTA 62286-0000
City or village ZIP

T5S R5W
Township

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

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

19-066-010-00	60' X 140'	Dimensions	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/27/2026
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):

2026R01273

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	40.00
COUNTY STAMP FEE	20.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	140.00

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20260407948773
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01273

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			40,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			40,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			80.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			40.00
20	County tax stamps — multiply Line 18 by 0.25.	20			20.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			60.00

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

LOT 6 IN BLOCK 1 OF HENRY GARDNER'S FIRST ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS PER PLAT RECORDED APRIL 26, 1860 IN BOOK "C" ON PAGE 59 OF THE RECORDS 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.

10-00-334-002

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

DONNA J. BIRCHLER

Seller's or trustee's name

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

13078 MARYS CREEK RD
Street address (after sale)

SPARTA
City

IL
State

62286-3713
ZIP

618-443-8975

Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

ROBERT J. AND BOBBIE D. FENNO

Buyer's or trustee's name

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

212 N RUSSELL ST
Street address (after sale)

COULTERVILLE
City

IL
State

62237-1277
ZIP

217-341-5165

Buyer's daytime phone

Phone extension

USA
Country

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

Mail tax bill to:

ROBERT J. AND BOBBIE D. FENNO

Name or company

212 N RUSSELL ST

Street address

COULTERVILLE

City

IL

State

62237-1277

ZIP

USA
Country



Declaration ID: 20260407948773
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01273

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 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	<u>2805</u>
Buildings	<u>8880</u>
Total	<u>11745</u>

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M194



Declaration ID: 20260407948773

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026RO1273

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
LINDA R. TWEEDIE	1121 10TH STREET	GALVESTON	TX	775500000	8324199917	USA

Additional Buyers Information



Declaration ID: 20260407936261
Status: Closing Completed
Document No.: Not Recorded

10

State/County Stamp: Not Issued
DocId:8193992
Tx:4175563

RECORDED

04/28/2026 10:35 AM Pages: 3



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 206 S DEWEY ST

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

SPARTA 62286-0000

City or village ZIP

T5S R5W

Township

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

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

19-090-003-00	110' X	Dimensions	No
Primary PIN	117/24' or	Unit	Split
	acreage		Parcel

4 Date of instrument: 4/22/2026
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

11 147,000.00



Declaration ID: 20260407936261
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01251

12a	Amount of personal property included in the purchase	12a	0.00
12b	Was the value of a mobile home included on Line 12a?	12b	Yes ☐ No ☒
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	147,000.00
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	147,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	294.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	147.00
20	County tax stamps — multiply Line 18 by 0.25.	20	73.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	220.50

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

LOT THREE (3) OF HENRY GARDNER'S SUBDIVISION OF LOT THREE (3) OF HENRY GARDNER'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP FIVE (5) SOUTH, RANGE FIVE (5) WEST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS HENRY GARDNER'S THIRD ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "D", PAGE 39, RECORDS OF RANDOLPH COUNTY, ILLINOIS; EXCEPTING ALL COAL, OIL AND OTHER MINERALS UNDERLYING LOT THREE (3);

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION OF THE PREMISES; SITUATED IN THE COUNTY OF RANDOLPH, IN THE STATE OF ILLINOIS;

ALSO A PORTION OF SAMPSON ST. (SOUTH 25 FEET) ALONG THE NORTH LINE OF LOT THREE (3) AS DESCRIBED IN ORDINANCE NO. 278, RECORDED IN BOOK 319 AT PAGE 468, RANDOLPH COUNTY, ILLINOIS.

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

10-N0-400-021

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

ADAM LEE AND KEVIN B. DIERCKS

Seller's or trustee's name

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

206 S DEWEY ST
Street address (after sale)

SPARTA
City

IL
State

62286-1803
ZIP

618-708-7269
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

LEVI J. AND RENEE M. KOLWEIER

Buyer's or trustee's name

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

206 S DEWEY ST
Street address (after sale)

SPARTA
City

IL
State

62286-1803
ZIP

618-719-4740
Buyer's daytime phone

Phone extension



Declaration ID: 20260407936261
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202601251

USA

Country

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

LEVI J. AND RENEE M. KOLWEIER 206 S DEWEY ST SPARTA IL 62286-1803
Name or company Street address City State ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES F-7167
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
205 E MARKET ST RED BUD IL 62278-1525
Street address City State ZIP
cooperlieferlaw@gmail.com 618-282-3866 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 079 35 R
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 3290
Buildings 34,895
Total 38,185
3 Year prior to sale 2025
4 Does the sale involve a mobile home assessed as real estate? _____ Yes ☒ No
5 Comments

Illinois Department of Revenue Use

Tab number

M187



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 815 E HARRISON ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

2 Enter the total number of parcels to be transferred. 7

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

19-092-002-00

60X112.5 +/-

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split

Parcel

4 Date of instrument: 4/14/2026

Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a X Land/lot only

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

c X Mobile home residence

d X Apartment building (6 units or less) No. of units: 7

e X Apartment building (over 6 units) No. of units: 7

f X Office

g X Retail establishment

h X Commercial building (specify):

i X Industrial building

j X Farm

k X X Other (specify): MOBILE HOME PARKS

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 1,270,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260407935539
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260407935539

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

KOOL VALLEY MHP LLC

Seller's or trustee's name

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

539 W COMMERCE ST STE 650

Street address (after sale)

DALLAS

City

TX

State

75208-1953

ZIP

602-687-0996

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

KOOL VALLEY MHC LLC

Buyer's or trustee's name

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

24A KOOL VALLEY DR

Street address (after sale)

SPARTA

City

IL

State

62286-1217

ZIP

862-368-1873

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

KOOL VALLEY MHC LLC

Name or company

24A KOOL VALLEY DR

Street address

SPARTA

City

IL

State

62286-1217

ZIP

USA

Country

Preparer Information

TAMMIE GREEN - PALMER ABSTRACT CO., INC.

Preparer and company name

P-26-047 - 2

Preparer's file number (if applicable)

P-26-047 - 2

Escrow number (if applicable)

503 N VAN BUREN ST

Street address

MARION

City

IL

State

62959-2339

ZIP

tammie@palmerabstract.com

Preparer's email address (if available)

618-993-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 35 R 11
County Township Class Cook-Minor Code 1 Code 2

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

Land

35210

3 Year prior to sale 2025

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

5 Comments

Sale also includes Mobile Homes assessed as RE outside of court.

2026 R01209



PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential: sale price over \$1 million)

Step 1: Identify the property and sale information.

- 1 Enter the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)

815 E HARRISON ST

SPARTA

T5S R5W

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

City or village

Township

- 2 Enter the parcel identifying number from Line 3a of Form PTAX-203.

Parcel Identifier: 19-092-002-00

- 3 Enter the total number of months the property was for sale on the market.

01 Months

- 4a Was the improvement occupied on the sale date? * A "No" response means that all improvements were totally unoccupied.

☒ Yes ☐ No

If the answer is "No," enter the total number of months all improvements were unoccupied before the sale date. Go to Line 5.

- 4b Enter the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements.

60 %

- 4c Did the buyer occupy the property on the sale date? If the answer is "No," go to Line 5.

☐ Yes ☒ No

- 4d Will the buyer continue to occupy part or all of the property after the sale?

☐ Yes ☐ No

- 4e Enter the beginning and ending dates of the buyer's lease agreement. Lease dates:

to

- 4f Briefly describe any renewal options.

- 5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer

Street address

City or village

Parcel identifying number

Property 1

Property 2

- 6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property?

If the answer is "Yes," list the personal property transferred.*

☐ Yes ☒ No

- 7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?

☐ Yes ☒ No

If the answer is "Yes," please explain how the financing affected the sale price

- 8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date?

☒ Yes ☐ No

If the answer is "No," please explain.

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	67.50
COUNTY STAMP FEE	33.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	181.25



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 8215 COUNTY LINE RD

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

CUTLER 62238-0000
City or village ZIP

T5S R5W
Township

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

02-020-016-00	5.90	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/10/2026
Date

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

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

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

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

Current Intended

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	67,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260307927786
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01095

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			67,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			67,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			135.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			67.50
20	County tax stamps — multiply Line 18 by 0.25.	20			33.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			101.25

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

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 IN TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBES AS, COMMENCING AT THE SOUTHEAST CORNER OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 IN TOWNSHIP 5 SOUTH, RANGE 5 WEST, THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 227.89 FEET, THENCE WESTERLY, NORTH 89° 59' 07" WEST A DISTANCE OF 42.86 FEET TO AN IRON PIN AT THE WESTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY # 11, KNOWN AS COUNTY LINE ROAD, ALSO KNOWN AS THE POINT OF BEGINNING, THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 382.41 FEET, THENCE NORTHERLY A DISTANCE OF 682.75 FEET, THENCE EASTERLY A DISTANCE OF 357.41 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD #11, KNOWN AS COUNTY LINE ROAD, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD #11, KNOWN AS COUNTY LINE ROAD, A DISTANCE OF 163.77 FEET, THENCE EASTERLY ALONG SAID RIGHT OF WAY TO THE WESTERLY LINE OF COUNTY ROAD #11, KNOWN AS COUNTY LINE ROAD, A DISTANCE OF 25.00 FEET, THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF COUNTY ROAD #11, KNOWN AS COUNTY LINE ROAD, A DISTANCE OF 518.98 FEET TO THE POINT OF BEGINNING, CONTAINING 5.89 ACRES MORE OR LESS.

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

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

10-12-400-012

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

RAYMOND J. ADAMS

Seller's or trustee's name

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

12667 HAZELRODT CUTOFF

Street address (after sale)

CUSTER

City

SD

State

57730-8314

ZIP

618-542-7575

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

DAVID J. JANSEN AND DANA A. JANSEN, TRUSTEES OF THE DAVID J. JANSEN AND DANA A. JANSEN FAMILY TRUST DATED FEBRUARY 6, 2026



Declaration ID: 20260307927786
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01095

Buyer's or trustee's name
8755 TANK RD
Street address (after sale)
618-781-1103
Buyer's daytime phone
Phone extension
Buyer's trust number (if applicable - not an SSN or FEIN)
NEW BADEN
City
IL
State
62265-2624
ZIP
USA
Country

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

Mail tax bill to:

DAVID J. JANSEN AND DANA A. JANSEN TRUSTEES OF THE DAVID J. JANSEN AND DANA A JANSEN FAMILY TRUST D
8755 TANK RD
Street address
NEW BADEN
City
IL
State
62265-2624
ZIP
USA
Country

Preparer Information

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

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

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

To be completed by the Chief County Assessment Officer

1 079 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 6685
Buildings 30245
Total 36930
3 Year prior to sale 2025
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments

Illinois Department of Revenue Use

Tab number

M164



Declaration ID: 20260307927786
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R 01095



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 12881 STATE ROUTE 154

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

SPARTA 62286-0000
City or village ZIP

T5S R5W

Township

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

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

02-022-015-00	6.7900	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/9/2026
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	149,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260307913005
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260307913005

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			149,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			149,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			299.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			149.50
20	County tax stamps — multiply Line 18 by 0.25.	20			74.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			224.25

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

SITUATED IN AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD IRON PIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 14, 1034.93 FEET TO THE NORTHWEST CORNER OF LOT 23 OF THE SECOND ADDITION TO FLAMINGO LAKE ESTATES, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT CABINET 5, JACKET 27, OF THE RANDOLPH COUNTY RECORDS, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE NORTHWEST CORNER OF AN 18.91 ACRE TRACT CONVEYED FROM CLARA O. QUILLMAN TO CHARLES C. DAVIS, ET UX., BY WARRANTY DEED DATED MARCH 25, 1964, AND RECORDED IN BOOK 211, PAGE 412, OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 76°58'00" ALONG THE WESTERLY LINE OF SAID DAVIS TRACT WHICH IS ALSO THE WESTERLY LINE OF SAID SECOND ADDITION TO FLAMINGO LAKE ESTATES AND THE WESTERLY LINE OF FLAMINGO LAKE ESTATES AS RECORDED IN PLAT BOOK "I", PAGES 76 AND 77 OF THE RANDOLPH COUNTY RECORDS, 1102.69 FEET TO AN OLD IRON PIN AT THE SOUTHWEST CORNER OF SAID DAVIS TRACT ON THE NORTHERLY LINE OF ILLINOIS STATE ROUTE 154 (60 FEET WIDE); THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 97°41'15" ALONG SAID NORTHERLY LINE OF ROUTE 154, 798.17 FEET TO AN OLD IRON PIN AT THE SOUTHEAST CORNER OF A ONE ACRE TRACT CONVEYED TO LONNIE R. KIEFER, ET UX, BY WARRANTY DEED DATED FEBRUARY 14, 1972, AND RECORDED IN BOOK 233, PAGE 288, OF THE RANDOLPH COUNTY RECORDS; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 69°34' ALONG THE EAST LINE OF SAID KIEFER TRACT AND ALONG THE EAST LINE OF A 6 1/2 ACRE TRACT CONVEYED TO FLOYD KIEFER, ET UX, BY WARRANTY DEED DATED FEBRUARY 14, 1972, AND RECORDED IN BOOK 233, PAGE 287, OF THE RANDOLPH COUNTY RECORDS, 795.27 FEET TO AN IRON PIN ON SAID NORTH LINE OF SECTION 14 AT THE NORTHEAST CORNER OF SAID FLOYD KIEFER TRACT; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 89°57'30" ALONG SAID NORTH LINE OF SECTION 14, 658.27 FEET TO AN OLD IRON PIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE CONTINUING EASTERLY WITH A DEFLECTION ANGLE OF 0°14'45" TO THE NORTH ALONG SAID NORTH LINE IN SECTION 14, 333.16 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF SAID PREMISES HERETOFORE CONVEYED BY THE GRANTORS TO MARVIN R. LASHBROOK AND MARY J. LASHBROOK, HUSBAND AND WIFE, BY WARRANTY DEED FILED JUNE 25, 1984, IN BOOK 297 AT PAGE 436 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS, TOGETHER WITH THE NON-EXCLUSIVE EASEMENT THEREIN CONVEYED BY THE GRANTORS TO SAID GRANTEEES,

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

AND ALSO

A 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER PREMISES SITUATED IN AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPLE MERIDIAN, RANDOLPH COUNTY, ILLINOIS, THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT HERETOFORE CONVEYED BY THE GRANTORS TO MARVIN R. LASHBROOK AND MARY J. LASHBROOK, HUSBAND AND WIFE, BY WARRANTY DEED FILED JUNE 25, 1984, IN BOOK 297 AT PAGE 436 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF ILLINOIS STATE ROUTE 154, 37.48 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE OF 79°09'45", 269.73 FEET; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 86°51', 97.41 FEET AND THERE TO END.

EXCEPTING A PARCEL OF LAND CONVEYED BY WARRANTY DEED DATED DECEMBER 30, 2004 AND RECORDED DECEMBER 31, 2004 IN BOOK 776 AT PAGE 500, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 23 OF THE SECOND ADDITION TO FLAMINGO LAKE ESTATES A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT CABINET 5, JACKET 27 OF THE RANDOLPH COUNTY



Declaration ID: 20260307913005

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

202601063

RECORDS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF AN 18.91 ACRE TRACT CONVEYED FROM CLARA O. QUILLMAN TO CHARLES C. DAVIS ET UX, BY WARRANTY DEED DATED MARCH 25, 1964, AND RECORDED IN BOOK 211, PAGE 412 OF THE RANDOLPH COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID DAVIS TRACT WHICH IS ALSO THE WESTERLY LINE OF SAID SECOND ADDITION TO FLAMINGO LAKE ESTATES AND THE WESTERLY LINE OF FLAMINGO LAKE ESTATES AS RECORDED IN PLAT BOOK "I", PAGES 76 AND 77 OF THE RANDOLPH COUNTY RECORDS, 370.29 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 77°12'45", 711.58 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°57'30", 508.93 FEET TO THE NORTHERLY LINE OF ILLINOIS STATE ROUTE 154 (60 FEET WIDE); THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE OF 110°26'00" ALONG SAID NORTHERLY LINE OF ROUTE 154, 211.45 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 69°34', 794.64 FEET TO THE NORTH LINE OF SECTION 14; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 89°57'30" ALONG SAID NORTH LINE OF SECTION 14, 658.27 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE CONTINUING EASTERLY WITH A DEFLECTION ANGLE OF 0°14'45" TO THE LEFT ALONG SAID NORTH LINE OF SECTION 14, 333.16 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 10.00 ACRES, MORE OR LESS.

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

10-14-101-006; 10-14-125-003

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

JORDAN AND NICOLE GREGORY

Seller's or trustee's name

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

7802 STATE ROUTE 4
Street address (after sale)SPARTA
CityIL
State62286-3659
ZIP

618-971-9286

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

LORRAINE JACKZENTIS

Buyer's or trustee's name

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

5555 W PINE RIDGE BLVD
Street address (after sale)BEVERLY HILLS
CityFL
State34465-2864
ZIP

352-364-3670

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:

LORRAINE JACKZENTIS

Name or company

5555 W PINE RIDGE BLVD

Street address

BEVERLY HILLS

City

FL

State

34465-2864

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



Declaration ID: 20260307913005
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01063

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

618-282-3866
Preparer's daytime phone

USA
Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 079 35 R 17
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 7870
Buildings 4925
Total 12795

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M102



Declaration ID: 20260307913005
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026B01063

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
02-022-007-00	0.9800	Acres	No

Personal Property Table



Declaration ID: 20260307913005

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01063

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JESSICA L. HAYES	198 GRANT ST	MARISSA	IL	622570000	3525121514	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 11555 MOFFAT

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

02-010-005-00

2.93

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split

Parcel

4 Date of instrument: 4/1/2026
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 9,695.00

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20260307920668
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00985

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			135,000.00
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			135,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			270.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			135.00
20	County tax stamps — multiply Line 18 by 0.25.	20			67.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			202.50

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

PART OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION SIX (6) TOWNSHIP FIVE (5) SOUTH, RANGE FIVE (5) WEST OF THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT 16 RODS WEST OF THE SOUTHEAST CORNER OF THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION SIX (6); THENCE RUNNING NORTH 40 RODS; THENCE WEST 12 RODS; THENCE SOUTH 40 RODS; THENCE EAST 12 RODS TO THE PLACE OF BEGINNING, RESERVING ALL OIL, GAS, AND OTHER MINERALS.

10-06-476-019

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

TAMARA R. CRAFT

Seller's or trustee's name

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

9972 HUNTER FIELD RD

Street address (after sale)

SPARTA

City

IL

State

62286-3206

ZIP

618-443-8503

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

JEFFREY R. ZIMMERMANN

Buyer's or trustee's name

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

11555 MOFFAT RD

Street address (after sale)

SPARTA

City

IL

State

62286-3642

ZIP

618-443-8538

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 R. ZIMMERMANN

Name or company

11555 MOFFAT RD

Street address

SPARTA

City

IL

State

62286-3642

ZIP



Declaration ID: 20260307920668
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R009.85

Preparer Information

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

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

CHESTER

City

IL

State

62233-1657

ZIP

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land

Buildings

Total

5555
34985
40540

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M148



Declaration ID: 20260307920668

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00985

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
DEBRA S. GRAPPERHAUS	10648 PREST RD	COULTERVILLE	IL	622370000		USA
VICTORIA K. POTTER	309 N MEADOW LANE	STEELEVILLE	IL	622880000		USA

Additional Buyers Information



Declaration ID: 20260307916284
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued
Tx: 4175133

RECORDED
04/01/2026 08:52 AM Pages: 1



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 408 E MOUND ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-107-010-00

0.16

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 3/31/2026
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 84,500.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260307916284

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00977

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			84,500.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			84,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			169.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			84.50
20	County tax stamps — multiply Line 18 by 0.25.	20			42.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			126.75

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

LOT SIX IN BLOCK TWO OF JAMES BOTTOM'S FOURTH ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT RECORD "F" AT PAGE 41 IN THE OFFICE OF THE COUNTY RECORDER OF RANDOLPH COUNTY, ILLINOIS.

10-06-176-004

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

DAVID A RICHARDSON

Seller's or trustee's name

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

408 E MOUND ST

Street address (after sale)

SPARTA

City

IL

State

62286-1433

ZIP

618-317-5608

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

CRYSTAL ANN CHAPMAN

Buyer's or trustee's name

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

408 E MOUND ST

Street address (after sale)

SPARTA

City

IL

State

62286-1433

ZIP

618-559-3073

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:

CRYSTAL ANN CHAPMAN

Name or company

408 E MOUND ST

Street address

SPARTA

City

IL

State

62286-1433

ZIP

USA

Country

Preparer Information



Declaration ID: 20260307916284
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00977

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	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 35 R</u> County Township Class Cook-Minor Code 1 Code 2	3 Year prior to sale <u>2025</u>
2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land <u>2955</u> Buildings <u>7350</u> Total <u>10305</u>	4 Does the sale involve a mobile home assessed as real estate? _____ Yes ☒ No 5 Comments
Illinois Department of Revenue Use	Tab number <u>M146</u>



PTAX-203

Illinois Real Estate
Transfer Declaration

2026R01560

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	500.00
COUNTY STAMP FEE	250.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	830.00

Step 1: Identify the property and sale information.

1 13401 MOFFAT

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

02-001-008-00

104.68

Acres

Yes

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 5/15/2026
Date5 Type of instrument (Mark with an "X."): _____ Warranty deed
_____ Quit claim deed _____ Executor deed ☒ Trustee deed
_____ Beneficial interest _____ Other (specify):6 Yes ☒ No Will the property be the buyer's principal residence?7 Yes ☒ No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

Current Intended

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

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____
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 11 500,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20260507972342
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260507972342

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			500,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			500,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,000.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			500.00
20	County tax stamps — multiply Line 18 by 0.25.	20			250.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			750.00

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

THAT PART OF THE NORTH 100 RODS OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°33'00" WEST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 388.10 FEET TO AN IRON PIN SET AND THE POINT OF BEGINNING; THENCE SOUTH 00°18'36" WEST, 500.51 FEET TO AN IRON PIN SET; THENCE NORTH 89° 33'00" WEST, 180.00 FEET TO AN IRON PIN SET; THENCE NORTH 50° 20'18" WEST, 343.54 FEET TO AN IRON PIN SET; THENCE NORTH 33°31'40" WEST, 218.46 FEET TO AN IRON PIN SET; THENCE NORTH 00° 27'00" EAST, 102.17 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID QUARTER; THENCE SOUTH 89° 33'00" EAST ON SAID NORTH LINE, 567.05 FEET TO THE POINT OF BEGINNING.

ALSO, A PERPETUAL EASEMENT FOR ROADWAY PURPOSES, APPURTENANT TO THE ABOVE DESCRIBED TRACT AND BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1022.12 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89° 38'32", 20.00 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90° 21' 28" PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST QUARTER, 1022.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 89° 18' 25" ALONG SAID SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING.

ALSO, AN INGRESS/EGRESS/UTILITY EASEMENT HAVING A WIDTH OF 20 FEET ON AND ACROSS THE NORTH 100 RODS OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, SAID EASEMENT BEING 10 FEET EACH SIDE OF THE EASEMENT CENTERLINE AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°33'00" WEST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 388.10 FEET TO AN IRON PIN SET; THENCE SOUTH 00°18'36" WEST, 194.05 FEET TO THE POINT OF BEGINNING OF THE EASEMENT CENTERLINE; THENCE SOUTH 67°54'26" EAST, 57.38 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHEASTERLY 78.52 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 45°24'48" EAST, A CHORD DISTANCE OF 76.52 FEET; THENCE SOUTH 22°55'11" EAST TANGENT TO SAID CURVE, 52.53 FEET; THENCE SOUTH 07°07'56" EAST, 116.82 FEET; THENCE SOUTH 00°53'11" WEST, 142.30 FEET; THENCE SOUTH 07°0'34" WEST, 98.08 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHEASTERLY AND EASTERLY 38.45 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 36°23'05" EAST, A CHORD DISTANCE OF 34.77 FEET; THENCE SOUTH 80°26'45" EAST TANGENT TO SAID CURVE, 187.77 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHEASTERLY 70.48 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 40°03'50" EAST, A CHORD DISTANCE OF 64.79 FEET; THENCE SOUTH 00°19'05" WEST TANGENT TO SAID CURVE, 881.18 FEET TO THE SOUTH LINE OF SAID NORTH 100 RODS AND THE POINT OF TERMINUS OF SAID EASEMENT CENTERLINE.

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

PPN: 02-001-008-00 (PART OF)

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



Declaration ID: 20260507972342
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202601560

foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

JAMES HERBERT ADDINGTON, JR., TRUST DATED NOVEMBER 21, 2007 AND
ROSANNE ADDINGTON TRUST DATED NOVEMBER 21, 2007

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
2225 KEIM RD NEW ATHENS IL 62264-2819
Street address (after sale) City State ZIP
618-599-1085
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

JERNHR, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
312 W MASCOUTAH ST SPARTA IL 62286-0000
Street address (after sale) City State ZIP
618-973-4088
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:

JERNHR, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY 312 W MASCOUTAH ST SPARTA IL 62286-0000
Name of company Street address City State ZIP
USA
Country

Preparer Information

RACHEL STIDEM - HIGHLAND COMMUNITY TITLE

Preparer and company name _____ Preparer's file number (if applicable) CR-260322 Escrow number (if applicable) _____
901 MAIN ST HIGHLAND IL 62249-1553
Street address City State ZIP
rstidem@communitytitle.net 618-654-9900 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land _____
Buildings _____

3 Year prior to sale 2025
4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No
5 Comments

m245



Declaration ID: 20260507972342
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026RD15100

Illinois Department of Revenue Use

Tab number

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PTAX-203

Illinois Real Estate Transfer Declaration

2026R01562

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	500.00
COUNTY STAMP FEE	250.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	830.00

Step 1: Identify the property and sale information.

1 13401 MOFFAT

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

02-001-008-00

104.68

Acres

Yes

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/15/2026

Date

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

Quit claim deed

Executor deed

X Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j X X Farm

k Other (specify):

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

Demolition/damage

Additions

Major remodeling

New construction

Other (specify):

10 Identify only the items that apply to this sale.

a 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

11 500,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260507972370
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260502

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			500,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			500,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			1,000.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			500.00
20	County tax stamps — multiply Line 18 by 0.25.	20			250.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			750.00

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

SITUATED IN AND BEING THE NORTH 100 RODS OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 1, 1006.52 FEET TO AN IRON PIN 100 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1 FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTHERLY ON THE LAST DESCRIBED COURSE ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER, 1650.00 FEET TO AN IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90° 16'20" ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 2673.73 FEET TO AN IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89° 51' 37" ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1660.15 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90° 21' 28", 2669.96 FEET TO THE POINT OF BEGINNING.

ALSO, A PERPETUAL EASEMENT FOR ROADWAY PURPOSES, APPURTENANT TO THE ABOVE DESCRIBED TRACT AND BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1022.12 FEET TO AN IRON PIN; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 89° 38'32", 20.00 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90° 21' 28" PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST QUARTER, 1022.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 89° 18' 25" ALONG SAID SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: THE FOLLOWING 5.00 ACRE PARCEL: COMMENCING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°33'00" WEST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 388.10 FEET TO AN IRON PIN SET AND THE POINT OF BEGINNING; THENCE SOUTH 00°18'36" WEST, 500.51 FEET TO AN IRON PIN SET; THENCE NORTH 89° 33'00" WEST, 180.00 FEET TO AN IRON PIN SET; THENCE NORTH 50° 20'18" WEST, 343.54 FEET TO AN IRON PIN SET; THENCE NORTH 33°31'40" WEST, 218.46 FEET TO AN IRON PIN SET; THENCE NORTH 00° 27'00" EAST, 102.17 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID QUARTER; THENCE SOUTH 89° 33'00" EAST ON SAID NORTH LINE, 567.05 FEET TO THE POINT OF BEGINNING.

AS SHOWN ON A PLAT OF SURVEY MADE BY API SURVEY LLC, DATED APRIL 30, 2026, AS JOB NO. 2026-079.

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

PPN: 02-001-008-00 (PART OF)

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

JAMES HERBERT ADDINGTON, JR., TRUST DATED NOVEMBER 21, 2007 AND



Declaration ID: 20260507972370
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202601502

ROSANNE ADDINGTON TRUST DATED NOVEMBER 21, 2007

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
2225 KEIM RD NEW ATHENS IL 62264-2819
Street address (after sale) City State ZIP
618-599-1085
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

E3AROS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
312 W MASCOUTAH ST SPARTA IL 62286-0000
Street address (after sale) City State ZIP
618-830-2825
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:

E3AROS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY 312 W MASCOUTAH ST SPARTA IL 62286-0000
Street address City State ZIP
USA
Country

Preparer Information

RACHEL STIDEM - HIGHLAND COMMUNITY TITLE

Preparer and company name _____ Preparer's file number (if applicable) CR-260737 Escrow number (if applicable) _____
901 MAIN ST HIGHLAND IL 62249-1553
Street address City State ZIP
rstidem@communitytitle.net 618-654-9900 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land _____
Buildings _____
Total _____

3 Year prior to sale 2025
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments

Illinois Department of Revenue Use

Tab number

m 246



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 404 S VINE
 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

Primary PIN	Lot size or acreage	Acres	No
19-116-005-00	0.21		
		Unit	Split Parcel

4 Date of instrument: 5/7/2026
 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 X Yes No Was the property advertised for sale?
 (i.e., media, sign, newspaper, realtor)

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

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

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	50.00
COUNTY STAMP FEE	25.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	155.00

2026R01536

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	50,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407951660
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202601536

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			50,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			50,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			100.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			50.00
20	County tax stamps — multiply Line 18 by 0.25.	20			25.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			75.00

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

ALL OF LOT 24 IN BLOCK 2 OF HENDERSON'S FIRST ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, EXCEPT THE COAL UNDERLYING THE SURFACE THEREOF, AND SUBJECT TO THE AGREEMENTS CONTAINED IN WARRANTY DEED RECORDED IN BOOK 74 OF DEEDS AT PAGE 270 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, AND SUBJECT TO ALL RESTRICTIONS OF RECORD OF PLAT BOOK "G" AT PAGE 64 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

10-06-377-012

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

BUENA VISTA NATIONAL BANK

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
1309 SWANWICK ST _____ CHESTER IL 62233-1315
Street address (after sale) _____ City _____ State _____ ZIP _____
618-826-2331 _____ 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

CONSERVATORY HOLDINGS, LLC

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
13866 VANCE LN _____ MANITOWISH WATERS WI 54545-6360
Street address (after sale) _____ City _____ State _____ ZIP _____
618-826-2331 _____ 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:

CONSERVATORY HOLDINGS, LLC 13866 VANCE LN MANITOWISH WATERS WI 54545-6360
Name or company _____ Street address _____ City _____ State _____ ZIP _____
USA
Country _____



Declaration ID: 20260407951660
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01536

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 35 R | 3 | Year prior to sale | 2025 |
| | County Township Class Cook-Minor Code 1 Code 2 | 4 | Does the sale involve a mobile home assessed as real estate? | Yes No |
| 2 | Board of Review's final assessed value for the assessment year prior to the year of sale. | 5 | Comments | |
| | Land 3185 | | | |
| | Buildings 23040 | | | |
| | Total 26225 | | | |

Illinois Department of Revenue Use

Tab number

M243



2026R01495

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	275.00
COUNTY STAMP FEE	137.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	492.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 424 E BROADWAY ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-085-007-50

0.49

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/18/2026

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): MOTORCYCLE REPAIR
SHOP

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.



Declaration ID: 20260407942221
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01495

12a	Amount of personal property included in the purchase	12a	0.00
12b	Was the value of a mobile home included on Line 12a?	12b	Yes ☐ No ☒
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	275,000.00
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	275,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	550.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	275.00
20	County tax stamps — multiply Line 18 by 0.25.	20	137.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	412.50

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

LOTS 1, 2 AND 3 IN BLOCK 1 IN E. B. MCGUIRE TRUSTEE ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED MARCH 29, 1893, RECORDED APRIL 7, 1894 IN PLAT BOOK "E" PAGE 16 1/2 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

AND

LOTS 4 AND 5 IN BLOCK 1 IN E. B. MCGUIRE TRUSTEE ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED MARCH 29, 1893, RECORDED APRIL 7, 1894 IN PLAT BOOK "E" PAGE 16 1/2 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

10-06-337-007; 10-06-337-008

Step 4: Complete the requested information.

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

Seller Information

SHAWN E. MARTIN

Seller's or trustee's name

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

8661 BRANDY LN

Street address (after sale)

SPARTA

City

IL

State

62286-3500

ZIP

618-443-6060

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

JASON MORRISON

Buyer's or trustee's name

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

406 W MADISON ST

Street address (after sale)

SPARTA

City

IL

State

62286-1118

ZIP

618-443-4500

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:



Declaration ID: 20260407942221
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01495

JASON MORRISON 406 W MADISON ST SPARTA IL 62286-1118
Name or company Street address City State ZIP

Preparer Information

CLAY FINLEY - FINLEY LAW FIRM, PLLC

Preparer and company name 148 W BROADWAY ST SPARTA IL 62286-1633
Street address City State ZIP
staff@finleylaw.net 618-443-1947 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 079 35 C
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 12955
Buildings 44295
Total 57250
3 Year prior to sale 2025
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments

Illinois Department of Revenue Use

Tab number

M 240



Declaration ID: 20260407942221
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202601495

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-085-007-00	0.33	Acres	No

Personal Property Table



Declaration ID: 20260407942221

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01495

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
KIMBERLY MORRISON	406 W MADISON ST	SPARTA	IL	622860000		USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 524 E MAIN ST

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

SPARTA 62286-0000
City or village ZIP

T5S R5W
Township

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

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

19-067-003-00	0.21	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 4/24/2026
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	15.00
COUNTY STAMP FEE	7.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	102.50

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	15,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407944265
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01377

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			15,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			15,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			30.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			15.00
20	County tax stamps — multiply Line 18 by 0.25.	20			7.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			22.50

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

LOT 15 IN BLOCK 1 OF HENRY GARDNER'S FIRST ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED NOVEMBER 12, 1856, IN PLAT BOOK "C" AT PAGE 12 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

10-06-402-003

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

JOY DOBYNS

Seller's or trustee's name

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

10983 CONSERVATION RD

Street address (after sale)

BALDWIN

City

IL

State

62217-1062

ZIP

618-967-0783

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

HAILEY K. OGILVIE

Buyer's or trustee's name

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

524 E MAIN ST

Street address (after sale)

SPARTA

City

IL

State

62286-1422

ZIP

618-826-2515

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

HAILEY K. OGILVIE

Name or company

524 E MAIN ST

Street address

SPARTA

City

IL

State

62286-1422

ZIP



Declaration ID: 20260407944265
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01377

Preparer Information

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

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

RED BUD

City

618-282-3866

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62278-1525

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 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 3025
Buildings 13925
Total 16950

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M 219



RECORDED

06/08/2026 10:11 AM Pages: 1

2026R01696

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	33.00
COUNTY STAMP FEE	16.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	129.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 215 MAIN

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-020-004-00

0.17

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/5/2026
Date

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

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

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

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

- a 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	33,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260507978523
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 Roll 96

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			33,000.00
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			33,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			66.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			33.00
20	County tax stamps — multiply Line 18 by 0.25.	20			16.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			49.50

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

LOTS 1 AND 2 IN BLOCK 6 OF JAMES MCCLURKEN'S FIRST ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED JUNE 27, 1836 RECORDED JULY 22, 1836, IN PLAT BOOK "A", PAGE 1 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

10-06-313-008; 10-06-313-009

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

SUZANNE SHAW, TRUSTEE OF THE ROGER AND SUZANNE SHAW LIVING TRUST
DATED OCTOBER 8, 2019

Seller's or trustee's name _____ Seller's trust number (if applicable - not an SSN or FEIN) _____
1101 W SOUTH 2ND ST _____ SHELBYVILLE _____ IL _____ 62565-1805
Street address (after sale) _____ City _____ State _____ ZIP _____
217-774-3150 _____ 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

DANIEL MCGIBNEY

Buyer's or trustee's name _____ Buyer's trust number (if applicable - not an SSN or FEIN) _____
300 SW 2ND AVE UNIT 1406 _____ MIAMI _____ FL _____ 33130-1755
Street address (after sale) _____ City _____ State _____ ZIP _____
618-530-4095 _____ 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:

DANIEL MCGIBNEY _____ 300 SW 2ND AVE UNIT 1406 _____ MIAMI _____ FL _____ 33130-1755
Name or company _____ Street address _____ City _____ State _____ ZIP _____

Preparer Information

USA _____
Country _____



Declaration ID: 20260507978523
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260507978523

- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer	
1	County <u>079</u> Township <u>35</u> Class <u>R</u> 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>5540</u> Buildings <u>13765</u> Total <u>19305</u>
3	Year prior to sale <u>2025</u>
4	Does the sale involve a mobile home assessed as real estate? Yes No ☒
5	Comments
Illinois Department of Revenue Use	
Tab number <u>M2U8</u>	



Declaration ID: 20260507978523
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not issued

2026 Roll 96

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-020-003-00	0.17	Acres	No

Personal Property Table



Declaration ID: 20260507977720
Status: Closing Completed
Document No.: Not Recorded

RECORDED
06/12/2026 01:43 PM Pages: 3
2026R01752
State/County Stamp: Not Issued
MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

4176385



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 109 S WASHINGTON ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-018-003-00

50 X 150

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/28/2026
Date

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

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

X Other (specify): Special Warranty Deed

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated :
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest
d Court-ordered sale
e Sale in lieu of foreclosure
f Condemnation
g Short sale
h Bank REO (real estate owned)
i Auction sale
j Seller/buyer is a relocation company
k Seller/buyer is a financial institution or government agency
l Buyer is a real estate investment trust
m Buyer is a pension fund
n Buyer is an adjacent property owner
o Buyer is exercising an option to purchase
p Trade of property (simultaneous)
q Sale-leaseback
r Other (specify):
s Homestead exemptions on most recent tax bill:
1 General/Alternative 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 14,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260507977720
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01752

12b	Was the value of a mobile home included on Line 12a?	12b	Yes ☐ No ☒
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	14,000.00
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	14,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	28.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	14.00
20	County tax stamps — multiply Line 18 by 0.25.	20	7.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	21.00

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

LOTS 8 IN BLOCK 3, IN THE VILLAGE OF JAMES MCCLURKEN'S SURVEY, TO THE TOWN, THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED JUNE 27, 1836 AND RECORDED JULY 22, 1836 IN PLAT BOOK "A" AT PAGE 1 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

10-06-314-011

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

JICTB INC.

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
1701 BROADMOOR DR STE 100	CHAMPAIGN	IL	61821-5968
Street address (after sale)	City	State	ZIP
217-383-0808	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

DONER U BARTOLON ROBLERO

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
2400 BRIDLE WAY NUM 240	YAKIMA	WA	98901-0000
Street address (after sale)	City	State	ZIP
314-297-6787	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:

DONER U BARTOLON ROBLERO	2400 BRIDLE WAY NUM 240	YAKIMA	WA	98901-0000
Name or company	Street address	City	State	ZIP
		USA		
		Country		

Preparer Information



Declaration ID: 20260507977720
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01752

TIMOTHY S. JEFFERSON - O'BYRNE, STANKO & JEFFERSON PC

HC-WTC-26-11631-RH

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

201 W SPRINGFIELD AVE STE 608

CHAMPAIGN

IL

61820-4844

Street address

City

State

ZIP

tsjeffer@rosklaw.com

217-352-7661

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

Buildings

Total

2930
11245
14175

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M273



RECORDED

06/29/2026 08:49 AM Pages: 1

2026R01918

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 408 E MAIN ST

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

SPARTA

62286-0000

City or village

ZIP

T5S R5W

Township

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

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

19-071-012-00

0.15

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/23/2026

Date

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

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

Current Intended

a ☐ Land/lot onlyb ☒ ☒ Residence (single-family, condominium, townhome, or duplex)c ☐ Mobile home residenced ☐ Apartment building (6 units or less) No. of units: _____e ☐ Apartment building (over 6 units) No. of units: _____f ☐ Officeg ☐ Retail establishmenth ☐ Commercial building (specify): _____i ☐ Industrial buildingj ☐ Farmk ☐ Other (specify): _____9 Identify any significant physical changes in the property since
January 1 of the previous year and enter the date of the
change. Date of significant change: _____

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20260607901034
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01918

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			25,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			25,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			50.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			25.00
20	County tax stamps — multiply Line 18 by 0.25.	20			12.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			37.50

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

LOTS 3, 4 AND 5 IN BLOCK 2 OF W. R. BORDER'S FIRST ADDITION TO THE CITY OF SPARTA, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED NOVEMBER 16, 1892, AND RECORDED APRIL 11, 1894, IN PLAT BOOK "E" AT PAGE 14 1/2, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

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

10-00-332-003; 10-00-332-004

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

BRADLEY S. CHANDLER

Seller's or trustee's name

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

8745 NIKE RD

Street address (after sale)

RED BUD

City

IL

State

62278-3241

ZIP

618-791-3289

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

MODERN MAKEOVERS AND RENTALS, LLC

Buyer's or trustee's name

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

954 COUNTY ROAD 5

Street address (after sale)

ROCKWOOD

City

IL

State

62280-1208

ZIP

618-615-6895

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:

MODERN MAKEOVERS AND
RENTALS, LLC

Name of company

954 COUNTY ROAD 5

Street address

ROCKWOOD

City

IL

State

62280-1208

ZIP

USA

Country



Declaration ID: 20260607901034
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01918

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@arbelterlaw.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 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	<u>6125</u>
Buildings	<u>10345</u>
Total	<u>16470</u>

3 Year prior to sale 2025

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

5 Comments

Illinois Department of Revenue Use

Tab number

M297



Declaration ID: 20260607901034

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R61918

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
19-071-011-00	0.29	Acres	No

Personal Property Table



Declaration ID: 20260607901034

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01918

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
BRENDA M. CHANDLER						

Additional Buyers Information