

2026R00175

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 WINE HILL ROAD

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

CHESTER

62233-0000

City or village

ZIP

T6S R6W

Township

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

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

07-051-009-00

40.00

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/15/2026

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

11 651,120.00

12a Amount of personal property included in the purchase

12a 0.00

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

12b	Yes	☒	No
13			651,120.00
14			0.00
15			0.00
16	b	k	m
17			651,120.00
18			1,303.00
19			651.50
20			325.75
21			977.25

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

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 35, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, CONTAINING 80 ACRES, MORE OR LESS.

ALSO A STRIP OF LAND TWELVE FEET AND FOUR INCHES WIDE OFF OF THE NORTH SIDE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35 IN TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, SAID STRIP OF LAND BEING USED FOR INGRESS AND EGRESS TO THE REAL ESTATE DESCRIBED ABOVE.

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, 1112.50 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°00'00", 290 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°00'00" PARALLEL WITH SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER, 222.86 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTHERLY ON THE LAST DESCRIBED COURSE PARALLEL WITH SAID EAST LINE OF THE WEST HALF, 59.61 FEET TO THE SOUTH LINE OF ILLINOIS STATE ROUTE 4 AND 150 (70 FEET WIDE); THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF ROUTE 4 AND 150 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2087.22 FEET AND ARC DISTANCE OF 202.31 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER, 120 FEET; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 90°00'00", 193.00 FEET TO THE POINT OF BEGINNING.

AND ALSO

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER 1112.50 FEET; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°00'00", 290 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 90°00'00" PARALLEL WITH SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER, 202.86 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTHERLY ON THE LAST DESCRIBED COURSE PARALLEL WITH SAID EAST LINE OF THE WEST HALF, 20 FEET; THENCE WEST 193 FEET; THENCE SOUTH 20 FEET; THENCE EAST 193 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT OVER THE EAST 5 FEET OF THE ABOVE DESCRIBED TRACT.

14-35-400-001; 14-35-300-006

Step 4: Complete the requested information.

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

Seller Information

GREGORY W. RUSSELL TRUST AGREEMENT DATED APRIL 5, 2007

Seller's or trustee's name

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

10631 WINE HILL RD
 Street address (after sale)

CHESTER
 City

IL
 State

62233-3313
 ZIP



Declaration ID: 20260107977575
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00175

618-615-1760
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

TIMOTHY EICHENSEER

Buyer's or trustee's name

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

4164 ROCKCASTLE RD
Street address (after sale)

STEELEVILLE
City

IL 62288-2834
State ZIP

555-555-5555
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:

TIMOTHY EICHENSEER 4164 ROCKCASTLE RD
Name or company Street address

STEELEVILLE IL 62288-2834
City State ZIP

USA
Country

Preparer Information

- ARBEITER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST
Street address

CHESTER IL 62233-1657
City State ZIP

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

618-826-2369 USA
Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

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

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

3 Year prior to sale 2025
4 Does the sale involve a mobile home assessed as real estate? Yes No
5 Comments A copy of the Trustee's Deed is attached. Additional legal description was erroneously included on the PTAX-203 only.

Land 18,845
Buildings 189,310
Total 108,155

Illinois Department of Revenue Use

Tab number

M22



Declaration ID: 20260107977575

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00175

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
07-051-006-00	40.37	Acres	No
17-066-014-50	0.00	Acres	No

Personal Property Table



Declaration ID: 20260107977575

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R00175

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JANE H. RUSSELL TRUST AGREEMENT DATED APRIL 5, 2007						

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
APRIL EICHENSEER						



DocId:8191717

Tx:4173898

PREPARED BY:

Arbeiter Law Offices
P.O. Box 367
Chester, IL 62233

RECORDED

01/16/2026 12:05 PM Pages: 2

2026R00175

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

MAIL TAX BILL TO:

Timothy Eichenseer
April Eichenseer
4164 Rockcastle Rd.
Steeleville, IL 62286

MAIL RECORDED DEED TO:

Arbeiter Law Offices
P.O. Box 367
Chester, IL 62233

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	651.50
COUNTY STAMP FEE	325.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 1,057.25

TRUSTEE'S DEED Joint Tenancy (Illinois)

The GRANTORS, Gregory W. Russell, Trustee under the provisions of the Gregory W. Russell Trust Agreement dated April 5, 2007 as to an undivided one-half interest and Jane H. Russell, Trustee under the provisions of the Jane H. Russell Trust Agreement dated April 5, 2007 as to an undivided one-half interest of Chester, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Timothy Eichenseer and April Eichenseer, husband and wife, of Steeleville, State of Illinois, not in tenancy in common, but as JOINT TENANTS with rights of survivorship, all right, title, and interest in the following described real estate situated in the County of RANDOLPH, State of Illinois, to wit:

The Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter all in Section 35, Township 6 South, Range 6 West of the Third Principal Meridian, Randolph County, Illinois, containing 8 0 acres, more or less.

ALSO a strip of land twelve feet and four inches wide off of the North side of the West Half of the Southwest Quarter of Section 35 in Township 6 South, Range 6 West of the Third Principal Meridian, Randolph County, Illinois, said strip of land being used for ingress and egress to the real estate described above.

PIN: 07-051-009-00; 07-051-006-00 (14-35-400-001 & 14-35-300-006)

Property Address: Wine Hill Road, Chester, IL 62233

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not in tenancy in common, but as JOINT TENANTS with rights of survivorship.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

STRAIGHT TRANSFER

651,120.00

Arbeiter

Dated this 15th day of January, 2026.

GREGORY W. RUSSELL TTE
GREGORY W. RUSSELL, Trustee of the
Gregory W. Russell Trust dated April 5, 2007

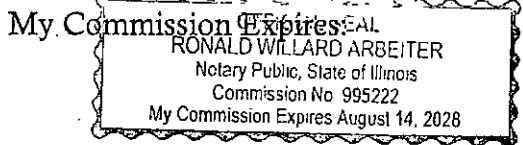
JANE H. RUSSELL TTE
JANE H. RUSSELL, Trustee of the
Jane H. Russell Trust dated April 5, 2007

STATE OF ILLINOIS)
) SS:
COUNTY OF RANDOLPH)

I, the undersigned, A Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Gregory W. Russell, Trustee of the Gregory W. Russell Trust dated 4/5/2007 and Jane H. Russell, Trustee of the Jane H. Russell Trust dated 4/5/2007**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15th day of January, 2026.

Ronald W. Arbeiter
Notary Public





PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 5511 STATE RT 150

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R6W

Township

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

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

07-018-006-00

1.0

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

☐ 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): GARAGE YARD

i ☐ Industrial building

j ☐ Farm

k ☐ Other (specify):

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

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

10 Identify only the items that apply to this sale.

a ☐ Fulfillment of installment contract
year contract initiated: _____

b ☐ Sale between related individuals or corporate affiliates

c ☐ Transfer of less than 100 percent interest

d ☐ Court-ordered sale

e ☐ Sale in lieu of foreclosure

f ☐ Condemnation

g ☐ Short sale

h ☐ Bank REO (real estate owned)

i ☐ Auction sale

j ☐ Seller/buyer is a relocation company

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

l ☐ Buyer is a real estate investment trust

m ☐ Buyer is a pension fund

n ☐ Buyer is an adjacent property owner

o ☐ Buyer is exercising an option to purchase

p ☐ Trade of property (simultaneous)

q ☐ Sale-leaseback

r ☐ Other (specify):

s ☐ Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 50,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260207990053
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00 414

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.

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD IRON PIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 325.16 FEET TO AN OLD IRON PIN AT THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 150 (70 FEET WIDE), FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING WESTERLY, ALONG THE LAST DESCRIBED COURSE, 228.06 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89°44'58", PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 185.00 FEET TO AN OLD IRON PIN; THENCE EASTERLY, WITH A DEFLECTION ANGLE OF 90°15'02", PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 370.69 FEET TO AN OLD IRON PIN AT SAID NORTHWESTERLY LINE OF HIGHWAY 150; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE OF 127°28'28", ALONG SAID NORTHWESTERLY LINE OF HIGHWAY 150, 233.11 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING. OIL, GAS, AND MINERAL CONVEYANCES, EXCEPTIONS AND RESERVATIONS OF RECORD.

14-13-100-004

Step 4: Complete the requested information.

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

Seller Information

MUNIB OMEROVIC

Seller's or trustee's name

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

3108 PINEY POINTE DR

Street address (after sale)

SAINT LOUIS

City

MO

State

63129-6222

ZIP

314-489-3735

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

TEAL PROPERTIES, LLC

Buyer's or trustee's name

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

3306 COUNTY ROAD 5

Street address (after sale)

STEELEVILLE

City

IL

State

62288-3018

ZIP

618-318-2025

Buyer's daytime phone

Phone extension

USA

Country



Declaration ID: 20260207990053
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00414

☒ Under penalties of perjury, I 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:

TEAL PROPERTIES, LLC 3306 COUNTY ROAD 5 STEELEVILLE IL 62288-3018
Name or company Street address City State ZIP

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 42 C Cook-Minor Code 1 Code 2
County Township Class

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

Land 3380
Buildings 42545
Total 45925

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

MU2

MyDec

Declaration ID: 20260207990053

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 00414



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 4942 GLOBER ROAD
 Street address of property (or 911 address, if available)
 CHESTER 62233-0000
 City or village ZIP
 T6S R6W
 Township

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

07-026-014-00	20	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/2/2026
 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	380.00
COUNTY STAMP FEE	190.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	650.00

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 : 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	6,000.00
2 Senior Citizens	5,000.00
3 Senior Citizens Assessment Freeze	0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	380,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260207905563
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00809

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	380,000.00
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	380,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	760.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	380.00
20	County tax stamps — multiply Line 18 by 0.25.	20	190.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	570.00

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

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE 3RD P.M., RANDOLPH COUNTY, ILLINOIS, CONTAINING 100 ACRES;

EXCEPT THAT PART HERETOFORE CONVEYED BY ROLAND F. JONES AND HELENA M. JONES, HIS WIFE, TO THE STATE OF ILLINOIS, FOR THE USE OF THE DEPARTMENT OF CONSERVATION AND FURTHER DESCRIBED IN DEED DATED JUNE 6, 1958, RECORDED JUNE 6, 1958 IN DEED RECORD 188, AT PAGE 393, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

PIN(S): 07-026-014-00; 07-027-001-00; AND 07-028-002-00

14-19-400-004; 14-19-400-009;

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

CAROL POENITSKE

Seller's or trustee's name

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

6680 NE 5TH LN

Street address (after sale)

OCALA

City

FL

State

34470-1894

ZIP

618-980-1249

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

ROY D. KLOTH

Buyer's or trustee's name

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

9524 SHAWNEETOWN TRL

Street address (after sale)

CHESTER

City

IL

State

62233-3451

ZIP

618-559-0213

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: 20260207905563
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00809

ROY D. KLOTH
Name or company

9524 SHAWNEETOWN TRL
Street address

CHESTER
City

IL
State

62233-3451
ZIP

USA
Country

Preparer Information

- ARBEITER LAW OFFICES / JW

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST
Street address

CHESTER
City

IL
State

62233-1657
ZIP

rwa@arbeiterlaw.com

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

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

Land 23850
Buildings 39150
Total 63000

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

M125



Declaration ID: 20260207905563
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00809

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
07-027-001-00	15	Acres	No
07-028-002-00	40	Acres	No

Personal Property Table



2026R01513

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	230.00
COUNTY STAMP FEE	115.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	425.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 11102 SUBSTATION RD

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R6W

Township

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

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

07-035-007-50

5.0

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/13/2026

Date

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

 Quit claim deed

 Executor deed

 Trustee deed

 Beneficial interest Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

 Demolition/damage

 Additions

 Major remodeling

 New construction

 Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s X Homestead exemptions on most recent tax bill:

1 General/Alternative 6,000.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 230,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260407952644
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01513

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	230,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	230,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	460.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	230.00
20	County tax stamps — multiply Line 18 by 0.25.	20	115.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	345.00

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

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS. COMMENCING AT AN OLD STONE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 33.00 FEET TO AN IRON PIN FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING EASTERLY ON THE LAST DESCRIBED COURSE ALONG SAID NORTH LINE, 325.00 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 89°56'50" PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 670.15 FEET TO AN IRON PIN; THENCE WESTERLY WITH DEFLECTION ANGLE OF 90°03'10" PARALLEL WITH SAID NORTH LINE, 325.00 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89°56'50" PARALLEL WITH AND 33 FEET EAST OF SAID WEST LINE, 670.15 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES, MORE OR LESS.

ALSO, AN EASEMENT OF INGRESS AND EGRESS AS DESCRIBED IN EASEMENT DEED DATED SEPTEMBER 13, 1979, RECORDED IN BOOK 267, PAGE 466 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

14-25-400-009

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

JAMES E. ERNSTING

Seller's or trustee's name

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

130 BYRD AVE APT 114

Street address (after sale)

NEENAH

City

WI

State

54956-4092

ZIP

319-640-6652

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

LLOYS M. HUEY

Buyer's or trustee's name

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

601 S GARFIELD ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2021

ZIP

618-615-2954

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: 20260407952644
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01513

Mail tax bill to:

LLOYD M. HUEY 601 S GARFIELD ST STEELEVILLE IL 62288-2021
Name or company Street address City State ZIP

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	42	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	13425			
	Buildings	55490			
	Total	68915			
Illinois Department of Revenue Use			Tab number M241		



Declaration ID: 20260407952644

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R01513

Additional Sellers Information

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

Additional Buyers Information

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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 10942 SUBSTATION RD

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R6W

Township

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

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

07-035-002-00

3

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 6/1/2026
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:
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 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 11 150,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20260507972493

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R011661

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			150,000.00
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			150,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			300.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			150.00
20	County tax stamps — multiply Line 18 by 0.25.	20			75.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			225.00

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

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING SOUTH OF SUBSTATION ROAD (FORMERLY CHESTER AND STEELEVILLE ROAD), ALL IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

AS SHOWN IN CABINET 7, JACKET 30, DOCUMENT NO: 2026R00162, ALL IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE FOUND AT THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 88° 21' 02" WEST ON THE NORTH LINE OF SAID QUARTER SECTION, 610.96 FEET TO AN IRON PIN SET AND THE POINT OF BEGINNING; THENCE SOUTH 00° 01' 35" EAST, 390.40 FEET TO AN IRON PIN SET; THENCE NORTH 88° 21' 02" WEST, 253.50 FEET TO AN IRON PIN SET; THENCE NORTH 00° 01' 35" WEST, 488.00 FEET TO AN IRON PIN SET ON THE CENTERLINE OF SUBSTATION ROAD (FORMERLY CHESTER AND STEELEVILLE ROAD); THENCE NORTH 79° 13' 41" EAST ON SAID CENTERLINE, 257.91 FEET TO AN IRON PIN SET; THENCE SOUTH 00° 01' 35" EAST, 153.10 FEET TO THE POINT OF BEGINNING.

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

PRIOR DEED: 2017R03736

PERMANENT PARCEL NO.: 07-035-002-00

PROPERTY ADDRESS: 1094 SUBSTATION RD. STEELEVILLE, IL 62288

14-25-300-

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

MARLAND WILSON

Seller's or trustee's name

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

10802 SUBSTATION RD

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2702

ZIP

618-521-6353

Seller's daytime phone

Phone extension

USA

Country

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



Declaration ID: 20260507972493
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202601061

☒ is true, correct, and complete.

Buyer Information

CODY L. WILSON

Buyer's or trustee's name

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

10942 SUBSTATION RD

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2704

ZIP

618-615-6353

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:

CODY L. WILSON

Name or company

10942 SUBSTATION RD

Street address

STEELEVILLE

City

IL

State

62288-2704

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 42 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

M242



Declaration ID: 20260507972493

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 RO1661

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
DONALD BADGLEY	10802 SUBSTATION ROAD	STEELEVILLE	IL	622880000	6186153397	USA
DAVID WADE	10802 SUBSTATION ROAD	STEELEVILLE	IL	622880000	6185786139	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 4330 CHESTER

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

CHESTER

62233-0000

City or village

ZIP

T6S R6W

Township

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

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

07-054-010-00

1.67

Acres

Yes

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

6/12/2026

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

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

Current Intended

a X X Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

Date

 Demolition/damage

 Additions

 Major remodeling

 New construction

 Other (specify):

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n X Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s X Homestead exemptions on most recent tax bill:

1 General/Alternative 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 19,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260607989847
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01795

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			19,000.00
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			19,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			38.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			19.00
20	County tax stamps — multiply Line 18 by 0.25.	20			9.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			28.50

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

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER F SECTION 34, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AND PART OF LOT 5 IN PETER JENSEN'S ADDITION TO THE TOWN OF RANDOLPH, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH 89° 40' 26" EAST A DISTANCE OF 500.80 FEET, ALSO KNOWN AS THE POINT OF BEGINNING; THENCE NORTH 29° 08' 57" EAST DISTANCE OF 360.33 FEET, THENCE NORTH 89° 40' 22" WEST A DISTANCE OF 317.52 FEET TO THE POINT OF BEGINNING, CONTAINING 1.67 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.

14-34-178-

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

DAWN LAROSE

Seller's or trustee's name

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

1815 SWANWICK ST APT B
Street address (after sale)

CHESTER
City

IL
State

62233-1125
ZIP

618-615-0073

Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

ROBERT P. FLEMING

Buyer's or trustee's name

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

7 GREENBRIAR LN
Street address (after sale)

CHESTER
City

IL
State

62233-1412
ZIP

618-559-9407

Buyer's daytime phone

Phone extension

USA
Country

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



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Mail tax bill to:

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

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 42 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

M280



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2026R01795

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
CHERYL HIGGERSON	1815 SWANWICK STREET, APT. B	CHESTER	IL	622330000	6186150073	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
AMY B. FLEMING	7 GREENBRIAR LANE	CHESTER	IL	622330000	6185599407	USA