



RECORDED

01/21/2026 09:43 AM Pages: 3



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1105 W SHAWNEETOWN TR

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-078-006-00

0.3300

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/16/2026
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): _____

2026R00216

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	225.00
COUNTY STAMP FEE	112.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 417.50

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

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

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract
year contract initiated: _____
- b ☐ Sale between related individuals or corporate affiliates
- c ☐ Transfer of less than 100 percent interest
- d ☐ Court-ordered sale
- e ☐ Sale in lieu of foreclosure
- f ☐ Condemnation
- g ☐ Short sale
- h ☐ Bank REO (real estate owned)
- i ☐ Auction sale
- j ☐ Seller/buyer is a relocation company
- k ☐ Seller/buyer is a financial institution or government agency
- l ☐ Buyer is a real estate investment trust
- m ☐ Buyer is a pension fund
- n ☐ Buyer is an adjacent property owner
- o ☐ Buyer is exercising an option to purchase
- p ☐ Trade of property (simultaneous)
- q ☐ Sale-leaseback
- r ☐ Other (specify): _____
- s ☒ Homestead exemptions on most recent tax bill:
- | | |
|-------------------------------------|-----------|
| 1 General/Alternative | 11,000.00 |
| 2 Senior Citizens | 0.00 |
| 3 Senior Citizens Assessment Freeze | 13,495.00 |

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	225,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20251207956691
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00216

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		225,000.00	
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		225,000.00	
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		450.00	
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		225.00	
20	County tax stamps — multiply Line 18 by 0.25.	20		112.50	
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		337.50	

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

LOT 2, BLOCK 1 IN SUNSET HILLS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "I" AT PAGE 30, RECORDER'S OFFICE OF RANDOLPH COUNTY ILLINOIS.

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

15-17-227-013

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

PBR HOLDINGS, LLC

Seller's or trustee's name

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

1645 ROCK CRUSHER RD

Street address (after sale)

AVA

City

IL

State

62907-2210

ZIP

618-317-1623

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

DENA R. VASQUEZ

Buyer's or trustee's name

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

1105 W SHAWNEETOWN TRL

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1005

ZIP

618-973-9190

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:

DENA R. VASQUEZ

Name or company

1105 W SHAWNEETOWN TRL

Street address

STEELEVILLE

City

IL

State

62288-1005

ZIP



Declaration ID: 20251207956691
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00216

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-7022

Preparer's file number (if applicable)

Escrow number (if applicable)

RED BUD

City

IL

State

62278-1525

ZIP

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land 3540
Buildings 41,710
Total 45,250

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

M35



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 601 N SPARTA

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

STEELEVILLE

06228-0000

City or village

ZIP

T6S R5W

Township

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

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

17-020-009-00

0.19

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/6/2026
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 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 X X Commercial building (specify): LAUNDROMAT

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract
year contract initiated:

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify):

s Homestead exemptions on most recent tax bill:

1 General/Alternative 0.00

2 Senior Citizens 0.00

3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 40,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260107972039
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00256

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 1 IN BLOCK 4 OF CROSS' RE-SUBDIVISION OF BLOCKS 1 AND 2 OF CROSS' ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, OUT OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT RECORDED MAY 7, 1948, IN PLAT BOOK "G" AT PAGE 62 IN THE RECORDS OF THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

15-16-178-005

Step 4: Complete the requested information.

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

Seller Information

HUDSON PROPERTY INVESTMENTS, LLC

Seller's or trustee's name: HUDSON PROPERTY INVESTMENTS, LLC
Street address (after sale): 13549 S EGYPT SHORES DR
City: CREAL SPRINGS
State: IL
ZIP: 62922-3837
Seller's daytime phone: 618-806-5857
Phone extension:
Country: USA

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

Buyer Information

PBR HOLDINGS, LLC

Buyer's or trustee's name: PBR HOLDINGS, LLC
Street address (after sale): 1645 ROCK CRUSHER RD
City: AVA
State: IL
ZIP: 62907-2210
Buyer's daytime phone: 618-317-1623
Phone extension:
Country: USA

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

Mail tax bill to:

Name or company: PBR HOLDINGS, LLC
Street address: 1645 ROCK CRUSHER RD
City: AVA
State: IL
ZIP: 62907-2210
Country: USA



Declaration ID: 20260107972039
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 B00256

Preparer Information

- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 41 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 4505
Buildings 13,410
Total 17,915

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

M43



PTAX-203

Illinois Real Estate Transfer Declaration

2026R00297

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	150.00
COUNTY STAMP FEE	75.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	305.00

Step 1: Identify the property and sale information.

1 302 N JAMES

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

STEELEVILLE

62288-0000

City or Village

ZIP

T6S R5W

Township

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

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

17-026-007-00

0.22

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 1/30/2026
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 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 11 150,000.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20260107985893
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00297

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.

LOT 7 IN HENRY BOLLINGER'S ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED MARCH 18, 1924, RECORDED FEBRUARY 10, 1928, IN PLAT BOOK "G" AT PAGE 11 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

15-16-180-004

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

GLENN A. ARMSTRONG

Seller's or trustee's name

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

3030 STATE ST APT 408

Street address (after sale)

CHESTER

City

IL

State

62233-2264

ZIP

618-534-7798

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

TINA HOOTEN

Buyer's or trustee's name

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

302 N JAMES ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1429

ZIP

618-317-2265

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:

TINA HOOTEN

Name or company

302 N JAMES ST

Street address

STEELEVILLE

City

IL

State

62288-1429

ZIP

Preparer Information

USA

Country



Declaration ID: 20260107985893
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00297

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

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

Land	3125
Buildings	35470
Total	38595

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

M45



Declaration ID: 20260107985893

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00297

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
ALICE SUE ARMSTRONG						

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
JODI L. CODY					6463695526	



2026R00345

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	10.00
COUNTY STAMP FEE	5.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	95.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 305 E MAIN ST

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-001-012-00

0.22

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20251207956589
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00345

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

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

LOTS 2 AND 7 IN BLOCK 4, ORIGINAL TOWN OF GEORGETOWN, NOW STEELEVILLE, SITUATED IN RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED FEBRUARY 16, 1836, RECORDED AUGUST 5, 1836 IN PLAT RECORD "A", PAGES 5 1/2 AND 6 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

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

15-16-259-004

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

JOSHUA J. MARHANKA

Seller's or trustee's name

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

826 UNION AVE

Street address (after sale)

BELLEVILLE

City

IL

State

62220-2348

ZIP

617-317-2206

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

STEPHANIE L. MULHOLLAND

Buyer's or trustee's name

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

307 E MAIN ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1517

ZIP

618-443-8823

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:

STEPHANIE L. MULHOLLAND

Name or company

307 E MAIN ST

Street address

STEELEVILLE

City

IL

State

62288-1517

ZIP



Declaration ID: 20251207956589
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00345

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

Escrow number (if applicable)

F-7013

IL

State

62278-1525

ZIP

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 3125
Buildings 17110
Total 20235

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

M52



Declaration ID: 20260207991774
Status: Closing Completed
Document No.: Not Recorded

15

State/County Stamp:



DocID: 8192237
Tx: 4174273

RECORDED

02/11/2026 01:52 PM Pages: 1

2026R00421

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	35.50
COUNTY STAMP FEE	17.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	133.25



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 407 QUEEN ANN COURT

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-065-021-00

1.26

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/10/2026
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 ☐ 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 36,500.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260207991774
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

20260207991774

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			36,500.00
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			36,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			73.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			36.50
20	County tax stamps — multiply Line 18 by 0.25.	20			18.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			54.75

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

LOT 6 IN WESTFIELD MEADOWS, BEING A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED JUNE 4, 2003, AND RECORDED IN PLAT CABINET 6, JACKET 98 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.
SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD, OR AS WOULD BE DETERMINED BY A PHYSICAL INSPECTION AND INVESTIGATION OF THE PREMISES, OR A SURVEY THEREOF.

15-17-253-006

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

CHERYL LOU MUELLER F/K/A CHERYL LOU LODGE

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
611 LAKEVIEW DR	STEELEVILLE	IL	62288-2324
Street address (after sale)	City	State	ZIP
618-201-7434	USA		
Seller's daytime phone	Country		

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

Buyer Information

THOMAS M. PIGFORD

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
506 S OAK ST	SPARTA	IL	62286-1726
Street address (after sale)	City	State	ZIP
618-317-5315	USA		
Buyer's daytime phone	Country		

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

Mail tax bill to:

THOMAS M. PIGFORD	506 S OAK ST	SPARTA	IL	62286-1726
Name or company	Street address	City	State	ZIP



Declaration ID: 20260207991774
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 00421

Preparer Information

Preparer and company name
ARBEITER LAW OFFICES

1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

CHESTER

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

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

Land 14790

Buildings

Total 14790

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

MU3



AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	11.00
COUNTY STAMP FEE	5.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	96.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 838 MINE ST
 Street address of property (or 911 address, if available)
 PERCY 62272-0000
 City or village ZIP
 T6S R5W
 Township

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

03-062-004-00	0.44	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/11/2026
 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 11,000.00
12a Amount of personal property included in the purchase	12a 0.00



Declaration ID: 20260107978678
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 00422

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			11,000.00
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			11,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			22.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			11.00
20	County tax stamps — multiply Line 18 by 0.25.	20			5.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			16.50

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

TRACT 1:

LOTS 11 AND 12 IN WILLIAM A. GLORE'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF WILLISVILLE, RANDOLPH COUNTY, ILLINOIS.

TRACT 2:

LOT 10 IN WILLIAM A. GLORE'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED ON OCTOBER 11, 1905 IN PLAT BOOK "F", PAGE 23 OF THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

TRACT 3:

PART OF WILLIAM A. GLORE'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED ON OCTOBER 11, 1905 IN PLAT BOOK "F", PAGE 23 OF THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 11; THENCE WEST 7.5 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOTS 11 AND 12, 90 FEET; THENCE CONTINUING SOUTHERLY 25 FEET ALONG SAID COURSE TO A POINT; THENCE EASTERLY TO THE WEST LINE OF PERRY STREET; THENCE NORTH ALONG THE WEST LINE OF PERRY STREET TO THE SOUTHEAST CORNER OF LOT 12; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 12 TO THE SOUTHWEST CORNER OF LOT 12; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 11 AND 12 TO THE PLACE OF BEGINNING.

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

15-25-277-012

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

RUSSELL J. ALLEN

Seller's or trustee's name

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

106 S WASHINGTON AVE

Street address (after sale)

OKAWVILLE

City

IL

State

62271-1816

ZIP

618-803-2273

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

MARY H. PETROWSKE

Buyer's or trustee's name

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



Declaration ID: 20260107978678
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 00422

880 MINE ST

Street address (after sale)

PERCY

City

IL

State

62272-2300

ZIP

618-615-7989

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

USA

Country

Mail tax bill to:

MARY H. PETROWSKE

Name or company

880 MINE ST

Street address

PERCY

City

IL

State

62272-2300

ZIP

Preparer Information

- ARBEITER LAW OFFICES

Preparer and company name

1019 STATE ST

Street address

Preparer's file number (if applicable)

CHESTER

City

Escrow number (if applicable)

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land 1140
Buildings 550
Total 1690

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

M64

MyDec

Declaration ID: 20260107978678
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 00422



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 PARTS LANE

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

STEELEVILLE 62288-0000
 City or village ZIP

T6S R5W

Township

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

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

03-009-001-50	5	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/18/2026
 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): _____
- 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: 20260107986307
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00494

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.

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING, COMMENCE AT AN OLD STONE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 1324.72 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 88°27' ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 164.42 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING WESTERLY ON THE LAST DESCRIBED COURSE ALONG SAID NORTH LINE, 164.27 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 91°33' PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 1326.80 FEET TO AN IRON PIN ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 88°51'10" ALONG SAID SOUTH LINE, 164.25 FEET TO AN IRON PIN; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 91°08'10" PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 1325.76 FEET TO THE POINT OF BEGINNING. SUBJECT TO A ROADWAY OVER THE NORTH 18.01 FEET THEREOF.

ALSO, A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS AN EASEMENT APPURTENANT TO THE ABOVE-DESCRIBED TRACTS OVER AND ACROSS THE EXISTING ROADWAY ON THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: 2 FEET OFF THE SOUTH SIDE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

SUBJECT TO THE LAND USE RESTRICTIONS CONTAINED IN DEED DATED JULY 30, 1979, RECORDED IN BOOK 265 OF DEEDS AT PAGE 525, ALL IN THE OFFICE OF THE CLERK AND RECORDER OF RANDOLPH COUNTY, ILLINOIS.

AND AN EASEMENT DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE WESTERLY ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 164.42 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; THENCE IN A SOUTHERLY DIRECTION AND PARALLEL TO THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER 992.83 FEET; THENCE EASTERLY 40 FEET; THENCE IN A NORTHERLY DIRECTION AND PARALLEL TO THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER 992.83 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE WESTERLY TO THE POINT OF BEGINNING.

15-07-176-010

Step 4: Complete the requested information.

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

Seller Information

ANGELA A. PISUTHA-ARNOND

Seller's or trustee's name

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



Declaration ID: 20260107986307
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202600494

404 OAKWOOD AVE
Street address (after sale)

SAINT LOUIS
City

MO
State

63119-2522
ZIP

314-609-4188

☒ Under penalties of perjury, I 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

KRISTIE K. BRADLEY

Buyer's or trustee's name

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

11390 PARTS LN
Street address (after sale)

STEELEVILLE
City

IL
State

62288-2455
ZIP

618-559-4458

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:

KRISTIE K. BRADLEY

Name or company

11390 PARTS LN

Street address

STEELEVILLE

City

IL

State

62288-2455

ZIP

Preparer Information

ARBEITER LAW OFFICES/SW

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

Street address

CHESTER

City

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

3 Year prior to sale 2025

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

5 Comments

Land 6270

Buildings

Total 6270

Illinois Department of Revenue Use

Tab number

M78



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 304 CRESTVIEW DR
Street address of property (or 911 address, if available)
STEELEVILLE 62288-0000
City or village ZIP
T6S R5W
Township

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

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

Primary PIN	Lot size or acreage	Acres	No
17-072-001-00	0.37	Unit	Split Parcel

4 Date of instrument: 2/23/2026
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 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 14,245.00

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20260107986808
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00546

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

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

LOT 2 IN BLOCK 7, CRESCENT LAKE SUBDIVISION TO STEELEVILLE AS SHOWN BY PLAT FILED FOR RECORD ON OCTOBER 8, 1969, AND RECORDED IN VOLUME "I" OF PLATS, PAGE 49 IN THE RECORDER'S OFFICE OF 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.

15-16-379-002

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

SAMUEL ZIMMERMAN

Seller's or trustee's name

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

1718 FIELDCREST DR APT 2

Street address (after sale)

SPARTA

City

IL

State

62286-2313

ZIP

618-615-3542

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

ANTHONY W. BRAUN

Buyer's or trustee's name

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

304 CRESTVIEW DR

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2310

ZIP

708-625-7405

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:

ANTHONY W. BRAUN

Name or company

304 CRESTVIEW DR

Street address

STEELEVILLE

City

IL

State

62288-2310

ZIP

USA

Country

Preparer Information



Declaration ID: 20260107986808
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00546

- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land	<u>6415</u>
Buildings	<u>61720</u>
Total	<u>68135</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

M84



Declaration ID: 20260107986808

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R005410

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
SHIRLEY ZIMMERMAN						

Additional Buyers Information



AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	82.00
COUNTY STAMP FEE	41.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	203.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 403 E PINE

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

PERCY

62272-0000

City or village

ZIP

T6S R5W

Township

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

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

17-095-015-00

0.17

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/18/2026

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 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 4,030.00

3 Senior Citizens Assessment Freeze 3,330.00

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 82,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260207989896
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026020561

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		82,000.00
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		82,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		164.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		82.00
20	County tax stamps — multiply Line 18 by 0.25.	20		41.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		123.00

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

PART OF THE NORTH HALF OF BLOCK 3 IN SARAH C. MCDERMIT'S FIRST ADDITION TO THE TOWN (NOW VILLAGE) OF PERCY, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT THEREOF DATED FEBRUARY 22, 1893, RECORDED MARCH 10, 1893, IN PLAT RECORD "E" ON PAGE 9 1/2 IN RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT 116 FEET WEST OF THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE SOUTH 142 FEET TO A POINT, THENCE WEST 58 FEET TO A POINT; THENCE NORTH 142 FEET TO A POINT; THENCE EAST 58 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED DATED OCTOBER 22, 1926, RECORDED MARCH 17, 1927, IN BOOK 88 ON PAGE 134 IN THE RANDOLPH COUNTY OFFICE OF THE RECORDER.

15-11-480-007

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

MARY L. COLEMAN

Seller's or trustee's name

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

220 WILLOW RUN DR
Street address (after sale)

RED BUD
City

IL
State

62278-2410
ZIP

618-317-7856

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

MARIA E. OXLAJ

Buyer's or trustee's name

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

403 E PINE ST
Street address (after sale)

PERCY
City

IL
State

62272-1451
ZIP

618-497-0464

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: 20260207989896

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00561

MARIA E. OXLAJ

Name or company

403 E PINE ST

Street address

PERCY

City

IL

State

62272-1451

ZIP

Preparer Information

ARBEITER LAW OFFICES/SW

Preparer and company name

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

1019 STATE ST

Street address

CHESTER

City

IL

State

62233-1657

ZIP

rwa@arbeiterlaw.com

Preparer's email address (if available)

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land

Buildings

Total

3 Year prior to sale

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

5 Comments

Illinois Department of Revenue Use

Tab number

M88



Declaration ID: 20260207989896

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2020R00561

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
LEIGH A. MCNICHOLAS		WATERLOO				
SANDRA L. POLACEK		WATERLOO				
MELINDA L. DEFELICE		SUFFERN				

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 109 W CHESTNUT ST

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

PERCY 62272-0000
City or village ZIP

T6S R5W
Township

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

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

17-106-009-00	0.25	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/20/2026
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 ☐ 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	50,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260107985284
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R005103

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

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

LOT 5 AND THE NORTH HALF OF LOT 6, ALL OF BLOCK 4 IN SHORT AND COMPANY'S FIRST ADDITION TO THE VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS, EXCEPTING COAL, OIL, GAS, AND OTHER MINERALS UNDERLYING SAID PREMISES 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.

15-14-204-001

Step 4: Complete the requested information.

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

Seller Information

KURT JOSEPH JOKERST

Seller's or trustee's name

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

305 W CHESTNUT ST

Street address (after sale)

PERCY

City

IL

State

62272-1543

ZIP

618-317-6423

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

FRANCISCO HERNANDEZ PASTOR

Buyer's or trustee's name

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

109 W CHESTNUT ST

Street address (after sale)

PERCY

City

IL

State

62272-1539

ZIP

618-497-0578

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:

FRANCISCO HERNANDEZ PASTOR

Name or company

109 W CHESTNUT ST

Street address

PERCY

City

IL

State

62272-1539

ZIP

USA

Country

Preparer Information



Declaration ID: 20260107985284
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00503

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

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

Land	<u>1590</u>
Buildings	<u>17955</u>
Total	<u>19545</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

M89



Declaration ID: 20260107985284

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R005163

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
HEATHER RENEE GRIFFIN						

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ALBERTA JUAREZ CHUM	906 E PINE ST	PERCY	IL	622720000	2106326845	USA



PTAX-203

Illinois Real Estate Transfer Declaration

2026R00589

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	53.00
COUNTY STAMP FEE	26.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	159.50

Step 1: Identify the property and sale information.

1 411 W PLUM
 Street address of property (or 911 address, if available)
 PERCY 62272-0000
 City or village ZIP
 T6S R5W
 Township

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

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

17-094-007-00	.16	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/23/2026
 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 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	53,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260107980937
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00589

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			53,000.00
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			53,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			106.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			53.00
20	County tax stamps — multiply Line 18 by 0.25.	20			26.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			79.50

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

LOT 4 IN BLOCK 1 OF T.J. GREEN'S FIRST ADDITION TO THE VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS, AS SHOWN IN PLAT BOOK "E" AT PAGE 12 1/2 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.

15-11-464-001

Step 4: Complete the requested information.

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

Seller Information

HAILEY C. NAGEL

Seller's or trustee's name

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

411 W PLUM ST

Street address (after sale)

PERCY
City

IL
State

62272-1247
ZIP

618-000-0000

Seller's daytime phone

Phone extension

USA
Country

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

Buyer Information

ARIANA MARIE HARSTICK

Buyer's or trustee's name

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

411 W PLUM ST

Street address (after sale)

PERCY
City

IL
State

62272-1247
ZIP

618-000-0000

Buyer's daytime phone

Phone extension

USA
Country

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

Mail tax bill to:

ARIANA MARIE HARSTICK

Name or company

411 W PLUM ST

Street address

PERCY
City

IL
State

62272-1247
ZIP

USA
Country



Declaration ID: 20260107980937
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00589

Preparer Information

JASON COFFEY - FISHER KERKHOVER COFFEY & GREMMELS

Preparer and company name

600 STATE ST

Street address

jasoncoffey191@gmail.com

Preparer's email address (if available)

Preparer's file number (if applicable)

CHESTER

City

618-826-5021

Preparer's daytime phone

Escrow number (if applicable)

IL

State

62233-1634

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land

Buildings

Total

2945
12225
15170

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

M92



Declaration ID: 20260107980937

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00589

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JAMIE R. NAGEL	411 W. PLUM STREET	PERCY	IL	622720000	6180000000	USA

Additional Buyers Information

RECORDED

03/03/2026 01:19 PM Pages: 1



PTAX-203

Illinois Real Estate Transfer Declaration

2026R00644

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	299.00
COUNTY STAMP FEE	149.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	528.50

Step 1: Identify the property and sale information.

- 1 405 S. THIRD STREET
 Street address of property (or 911 address, if available)
 PERCY 62272-0000
 City or village ZIP
 T6S R5W
 Township
- 2 Enter the total number of parcels to be transferred. 3
- 3 Enter the primary parcel identifying number and lot size or acreage
- | 17-106-006-00 | 0.21 | Acres | No |
|---------------|---------------------|-------|--------------|
| Primary PIN | Lot size or acreage | Unit | Split Parcel |
- 4 Date of instrument: 2/20/2026
 Date
- 5 Type of instrument (Mark with an "X."): X Warranty deed
 Quit claim deed Executer 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 <u> </u> | Land/lot only |
| b <u>X</u> | <u>X</u> Residence (single-family, condominium, townhome, or duplex) |
| c <u> </u> | Mobile home residence |
| d <u> </u> | Apartment building (6 units or less) No. of units: <u> </u> |
| e <u> </u> | Apartment building (over 6 units) No. of units: <u> </u> |
| f <u> </u> | Office |
| g <u> </u> | Retail establishment |
| h <u> </u> | Commercial building (specify): |
| i <u> </u> | Industrial building |
| j <u> </u> | Farm |
| k <u> </u> | 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 |
|-------------------|------------------|------------------|
| <u> </u> | <u> </u> | <u> </u> |
| <u> </u> | 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	299,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260207902379
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026000644

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			299,000.00
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			299,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			598.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			299.00
20	County tax stamps — multiply Line 18 by 0.25.	20			149.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			448.50

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

LOTS NUMBERED 6, 7, 8, 9 AND 10 IN BLOCK NUMBERED THREE (3) IN SHORT AND COMPANY'S FIRST ADDITION TO THE VILLAGE OF PERCY, SITUATED IN THE COUNTY OF RANDOLPH IN THE STATE OF ILLINOIS. AND ALL THAT PORTION OF WEST ASH STREET LYING BETWEEN THE EASTERLY RIGHT OF WAY LINE OF SOUTH SECOND STREET AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH THIRD STREET AS SHOWN IN ORDINANCE NO. O-2023-458 VACATING A PORTION OF WEST ASH STREET AS PASSED AND ACCEPTED BY THE VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS AND RECORDED ON NOVEMBER 21, 2023, AS DOCUMENT NO. 2023R03292.

15-14-203-004; 15-14-203-005; 15-14-203-006

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

HEATHER M. CONWAY

Seller's or trustee's name

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

PO BOX 8

Street address (after sale)

WILLISVILLE

City

IL

State

62997-0008

ZIP

618-615-1800

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 M. SHEMONEY

Buyer's or trustee's name

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

403 S 3RD ST

Street address (after sale)

PERCY

City

IL

State

62272-1537

ZIP

618-615-3305

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 M. SHEMONEY

Name or company

403 S 3RD ST

Street address

PERCY

City

IL

State

62272-1537

ZIP



Declaration ID: 20260207902379
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R001044

Preparer Information

Preparer and company name
ARBETTER LAW OFFICES

1019 STATE ST

Street address

rwa@arbeiterlaw.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

Escrow number (if applicable)

CHESTER

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

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

Land

Buildings

Total

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

M100



Declaration ID: 20260207902379
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00644

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
17-106-005-00	0.42	Acres	No
17-106-007-00	0.42	Acres	No

Personal Property Table



Declaration ID: 20260207902379

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00644

Additional Sellers Information

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

Additional Buyers Information



2026R00795

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	68.00
COUNTY STAMP FEE	34.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	182.00



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 310 E ALMOND ST
 Street address of property (or 911 address, if available)
 PERCY 62272-0000
 City or village ZIP
 T6S R5W
 Township

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

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

17-084-003-00	0.18	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 3/13/2026
 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: _____

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	68,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20251107946798
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00795

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		68,000.00
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		68,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18		136.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19		68.00
20	County tax stamps — multiply Line 18 by 0.25.	20		34.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21		102.00

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

LOT 10 IN BLOCK 3 IN THE ORIGINAL TOWN OF PERCY, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED JULY 3, 1873 IN PLAT BOOK "D" AT PAGE 3 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.

15-11-480-013

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

DALTON D. CHAPMAN

Seller's or trustee's name

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

365 BRYDEN AVE

Street address (after sale)

VERGENNES

City

IL

State

62994-1725

ZIP

618-559-8666

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 E. CHAPMAN

Buyer's or trustee's name

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

310 E ALMOND ST

Street address (after sale)

PERCY

City

IL

State

62272-0000

ZIP

618-318-0676

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 E. CHAPMAN

Name or company

310 E ALMOND ST

Street address

PERCY

City

IL

State

62272-0000

ZIP

USA

Country

Preparer Information



Declaration ID: 20251107946798
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00795

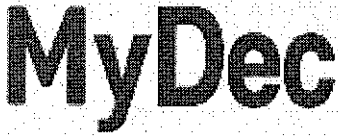
- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer	
1 <u>079 41 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>3160</u> Buildings <u>10685</u> Total <u>13845</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>M123</u>



Declaration ID: 20251107946798

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00795

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
MORGAN E. CHAPMAN						

Additional Buyers Information

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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 510 S CHARLES ST

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-059-011-00

0.30

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 3/5/2026

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 ☐ 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

11 125,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260207906257
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R00871

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.

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

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF BLOCK D, STEELE'S ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH 30 FEET TO TA POINT IN THE SOUTH LINE OF WILLIAMS STREET; THENCE WEST ALONG SAID SOUTH LINE OF WILLIAMS STREET 20 FEET TO A POINT; THENCE SOUTH 309.25 FEET TO A POINT; WHICH IS THE BEGINNING POINT OF LAND TO BE TRANSFERRED; THENCE EAST 206.25 FEET TO A POINT; THENCE SOUTH 64.25 FEET; THENCE WEST 206.25 FEET; THENCE NORTH 64.25 FEET TO THE POINT OF BEGINNING.

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

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

15-16-339-003

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

THOMAS T. MEZO, JR.

Seller's or trustee's name

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

201 E RAILROAD AVE
Street address (after sale)

ENERGY
City

IL
State

62933-5000
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

RAEGEN E. GREFE

Buyer's or trustee's name

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

510 S CHARLES ST
Street address (after sale)

STEELEVILLE
City

IL
State

62288-2011
ZIP

618-443-7855

Buyer's daytime phone

Phone extension

USA
Country



Declaration ID: 20260207906257
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00871

☒ Under penalties of perjury, I 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:

RAEGEN E. GREFE 510 S CHARLES ST STEELEVILLE IL 62288-2011
Name or company Street address City State ZIP

USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

F-7102

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

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

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 3450
Buildings 38620
Total 42070

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

M127



Declaration ID: 20260207906257

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R00871

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
BRADLEY G. KURTZ	510 S. CHARLES STREET	STEELEVILLE	IL	622880000	6188262515	USA



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 419 W BROADWAY ST
Street address of property (or 911 address, if available)

STEELEVILLE 62288-0000
City or village ZIP

T6S R5W
Township

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

Primary PIN	Lot size or acreage	Acres	No
17-010-002-00	0.19	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): _____

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

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



Declaration ID: 20260307929181
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01283

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

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

PART OF LOTS 77, 78, AND 83 AND ALL OF LOT 84 OF BLOCK 7 OF THE TOWN OF ALMA, NOW VILLAGE OF STEELVILLE, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 84 OF BLOCK 7 OF THE TOWN OF ALMA, NOW VILLAGE OF STEELVILLE, RANDOLPH COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "C", PAGE 61 OF THE RANDOLPH COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 84, 81.07 FEET TO THE NORTHWEST CORNER THEREOF; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 89°11'49" ALONG THE NORTH LINE OF SAID LOT 84, 31.50 FEET; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 89°11'49" PARALLEL WITH THE WEST LINE OF LOT 83, 81.11 FEET TO THE NORTH LINE OF SAID LOT 83; THENCE EASTERLY WITH A DEFLECTION ANGLE OF 89°08'01" ALONG THE NORTH LINE OF LOTS 83 AND 78, 34.11 FEET; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90°02'46", 162.28 FEET TO THE SOUTH LINE OF LOT 77; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 90°04'51" ALONG THE SOUTH LINE OF LOTS 77 AND 84, 67.93 FEET TO THE POINT OF BEGINNING CONTAINING 0.190 ACRES-MORE OR LESS.

15-16-181-012

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

GREYRAYNE PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

Seller's or trustee's name: 506 S PARK AVE
Street address (after sale): STEELEVILLE
City: IL
State: 62288-2112
ZIP: 618-318-5051
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

TKB ENTERPRISES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

Buyer's or trustee's name: 1500 ROYAL OAK CT
Street address (after sale): O FALLON
City: IL
State: 62269-3008
ZIP: 618-917-2778
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: 20260307929181
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01283

TKB ENTERPRISES, LLC, AN
ILLINOIS LIMITED LIABILITY
COMPANY

1500 ROYAL OAK CT
Street address

O FALLON
City

IL
State

62269-3008
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

Escrow number (if applicable)

IL

State

62233-1657

ZIP

618-826-2369

Preparer's daytime phone

Phone extension

USA

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 41 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 5055
Buildings 19270
Total 24325

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

M197

2026R01235

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	200.00
COUNTY STAMP FEE	100.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	380.00

PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

- 1 LN
RABE DR
Street address of property (or 911 address, if available)
STEELEVILLE 62286-0000
City or village ZIP
T6S R5W
Township
- 2 Enter the total number of parcels to be transferred. 1
- 3 Enter the primary parcel identifying number and lot size or acreage
03-028-014-00 40 Acres No
Primary PIN Lot size or acreage Unit Split Parcel
- 4 Date of instrument: 3/11/2021
Date
- 5 Type of instrument (Mark with an "X."): Warranty deed
Quit claim deed Executor deed X Trustee deed
Beneficial interest Other (specify):
- 6 X Yes No Will the property be the buyer's principal residence?
- 7 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)
- 8 Identify the property's current and intended primary use.
Current Intended
a Land/lot only
b 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 X Fulfillment of installment contract
year contract initiated : 2011
 - 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	200,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407941243
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01235

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	200,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b ☐ k ☐ m ☐
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	200,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	400.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	200.00
20	County tax stamps — multiply Line 18 by 0.25.	20	100.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	300.00

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

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, CONTAINING 40 ACRES, MORE OR LESS, SITUATED IN RANDOLPH COUNTY, ILLINOIS. SUBJECT TO THE RIGHT-OF-WAY OF THE PUBLIC ROAD.

15-18-300-005

Step 4: Complete the requested information.

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

Seller Information

MARY INSELMANN REVOCABLE TRUST DATED 12/27/2012

Seller's or trustee's name: _____ Seller's trust number (if applicable - not an SSN or FEIN): _____
11302 SUBSTATION RD STEELEVILLE IL 62288-2712
Street address (after sale) City State ZIP
618-443-7527 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

GUY C. VALLETT

Buyer's or trustee's name: _____ Buyer's trust number (if applicable - not an SSN or FEIN): _____
4428 CHESTER RD CHESTER IL 62233-3326
Street address (after sale) City State ZIP
618-967-2209 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:

GUY C. VALLETT 4428 CHESTER RD CHESTER IL 62233-3326
Name or company Street address City State ZIP

Preparer Information

USA
Country



Declaration ID: 20260407941243
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01235

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 41 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	<u>11,985</u>
Buildings	<u>605</u>
Total	<u>12,590</u>

3 Year prior to sale 2020

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

5 Comments

Illinois Department of Revenue Use

Tab number

M182



Declaration ID: 20260407941243

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01235

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
STEPHANIE C. VALLETT						



RECORDED

04/24/2026 09:33 AM Pages: 3



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 906 E PINE
 Street address of property (or 911 address, if available)
 PERCY 62272-0000
 City or village ZIP
 T6S R5W
 Township

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

17-115-003-00	0.2500	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):

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	28,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260207904915
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01214

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	28,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	28,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	56.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	28.00
20	County tax stamps — multiply Line 18 by 0.25.	20	14.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	42.00

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

LOT 8 AND THE WEST HALF OF LOT 9 IN BLOCK 1 IN SHORT AND COMPANY'S 3RD ADDITION TO THE VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS, EXCEPT THE COAL UNDERLYING THE SAME, AS SHOWN BY PLAT DATED JULY 2, 1921, RECORDED JULY 8, 1921, IN PLAT BOOK "F", PAGE 88 OF THE RECORDS OF RANDOLPH COUNTY, ILLINOIS.

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

15-12-353-003

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

IRREVOCABLE TRUST OF GLENN W KOESTER AND MARY L. KOESTER
DATED MAY 18, 2009

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
6972 WHITE SWAN LN	RED BUD	IL	62278-4748
Street address (after sale)	City	State	ZIP
618-528-2395	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

DEMECIO GARCIA OXLAJ

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
906 E PINE ST	PERCY	IL	62272-1328
Street address (after sale)	City	State	ZIP
210-632-6845	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:

DEMECIO GARCIA OXLAJ	906 E PINE ST	PERCY	IL	62272-1328
Name or company	Street address	City	State	ZIP



Declaration ID: 20260207904915
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01214

Preparer Information

USA

Country

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

RED BUD

IL

62278-1525

Street address

City

State

ZIP

cooperlieferlaw@gmail.com

618-282-3866

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

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

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

Land 3220
Buildings 10,925
Total 14,145

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

M178



Declaration ID: 20260207904915

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

202601214

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
ALBERTA JUAREZ CHUM	906 E. PINE ST.	PERCY	IL	622720000	7313352633	USA



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 803 N SPARTA

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-077-003-00

0.39

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/17/2026
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	190.00
COUNTY STAMP FEE	95.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	365.00

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

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

10 Identify only the items that apply to this sale.

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

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	190,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260307925210
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

01150
2026 RECORDED

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			190,000.00
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			190,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			380.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			190.00
20	County tax stamps — multiply Line 18 by 0.25.	20			95.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			285.00

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

THE SOUTH 20 FEET OF LOTS 1 AND 2, ALL OF LOT 8, AND THE NORTH HALF OF LOTS 9 AND 10, ALL IN BLOCK 7 IN MORRIS AND JENKINS RAILROAD ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED MARCH 26, 1873, IN PLAT BOOK "C" AT PAGE 103 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

15-16-133-004

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

DENNIS S. YOUNG

Seller's or trustee's name

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

212 LON DELL DR

Street address (after sale)

CHESTER

City

IL

State

62233-2110

ZIP

309-824-0052

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 L. FRAZER

Buyer's or trustee's name

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

803 N SPARTA ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1230

ZIP

618-314-5307

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 L. FRAZER

Name or company

803 N SPARTA ST

Street address

STEELEVILLE

City

IL

State

62288-1230

ZIP

USA

Country

Preparer Information



Declaration ID: 20260307925210
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

01150
2026 R0001150

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 79 41 R
County Township Class Cook-Minor Code 1 Code 2

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

Land 3790
Buildings 34 520
Total 38,310

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

Illinois Department of Revenue Use

Tab number

M1169



Declaration ID: 20260307925210

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

20260307925210

Additional Sellers Information

Additional Buyers Information

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



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 603 N MAPLE

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-030-002-00

0.22

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."): X Warranty deed

Quit claim deed

Executor deed

Trustee deed

Beneficial interest

Other (specify):

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

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

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

Current Intended

a Land/lot only

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

c Mobile home residence

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

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

f Office

g Retail establishment

h Commercial building (specify):

i Industrial building

j Farm

k Other (specify):

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration

11 179,900.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260307929161
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01039

12b	Was the value of a mobile home included on Line 12a?	12b	Yes	X	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			179,900.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			179,900.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			360.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			180.00
20	County tax stamps — multiply Line 18 by 0.25.	20			90.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			270.00

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

FOURTEEN (14) FEET OFF THE NORTH END OF LOTS 3 AND 4 OF BLOCK 2 AND LOTS 5 AND 6 IN BLOCK 2 ALL IN HENRY T. HARRIS' SUBDIVISION WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS.

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

15-16-280-003

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

BRANDON C. ROHLFING

Seller's or trustee's name

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

508 RUBACH RD

Street address (after sale)

CAMPBELL HILL

City

IL

State

62916-2426

ZIP

618-559-9881

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

SIERRA MCDANIELS

Buyer's or trustee's name

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

603 N MAPLE ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1717

ZIP

618-497-4364

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:

SIERRA MCDANIELS

Name or company

603 N MAPLE ST

Street address

STEELEVILLE

City

IL

State

62288-1717

ZIP

USA

Country



Declaration ID: 20260307929161
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01039

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer					
1	079	41	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land				3170
	Buildings				32460
	Total				35630
Illinois Department of Revenue Use				Tab number	
				M155	



Declaration ID: 20260307929161

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 R01039

Additional Sellers Information

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CARISSA HAYES	603 N. MAPLE STREET	STEELEVILLE	IL	622880000	6186919226	USA



2026R01026

MELANIE L. JOHNSON CLERK & RECORDER
 RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	5.00
COUNTY STAMP FEE	2.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	87.50



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 307 E MASSACHUSETTS ST
 Street address of property (or 911 address, if available)
 STEELEVILLE 62288-0000
 City or village ZIP
 T6S R5W
 Township

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

17-024-003-00	0.06	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

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

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	5,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20251007919071
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01026

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			5,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			5,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			10.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			5.00
20	County tax stamps — multiply Line 18 by 0.25.	20			2.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			7.50

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

PART OF LOTS 3, 4, AND 5 IN BLOCK 3 IN WILLIAM A. GLORE'S FIRST ADDITION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT DATED JUNE 5, 1915, RECORDED JUNE 18, 1915, IN PLAT BOOK "F" AT PAGE 71, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 56.7 FEET WEST OF THE SOUTHEAST CORNER OF THE ABOVE LOT 5; THENCE WEST 71.4 FEET; THENCE NORTH AT RIGHT ANGLES TO A POINT WHICH IS 119 FEET SOUTH OF THE NORTH LINE OF THE ABOVE SAID LOT 3; THENCE EAST AT RIGHT ANGLES 45 FEET; THENCE SOUTH AT RIGHT ANGLES 9 FEET; THENCE EAST AT RIGHT ANGLES 26.4 FEET; THENCE SOUTH TO THE PLACE OF BEGINNING; TOGETHER WITH A PERPETUAL EASEMENT FOR THE PURPOSE OF LAYING, MAINTAINING AND REPAIRING A WATER AND SEWER LINE FOR WATER AND SEWER PURPOSES, AS SET FORTH IN DEEDS RECORDED IN BOOK 135, PAGE 296; AND BOOK 235, PAGE 798, RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

15-16-401-013

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

JODI THEOBALD

Seller's or trustee's name

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

2208 HUSKER CT

Street address (after sale)

BRENTWOOD

City

TN

State

37027-2210

ZIP

618-521-0854

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

JESSICA SEGER

Buyer's or trustee's name

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

308 E BROADWAY

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1506

ZIP

618-615-9891

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: 20251007919071
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01026

JESSICA SEGER 308 E BROADWAY STEELEVILLE IL 62288-1506
Name or company Street address City State ZIP

Preparer Information

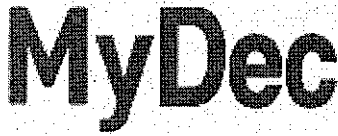
SW- ARBEITER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer					
1	079	41	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	2170			
	Buildings	14505			
	Total	16675			
Illinois Department of Revenue Use			Tab number M153		



Declaration ID: 20251007919071

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

20251007919071

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
CRAIG KRANZ	1901 MORNING GLORY	HOLLISTER	CA	950230000	4088938160	USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CHARLES SEGER						



Declaration ID: 20260407945588
Status: Closing Completed
Document No.: Not Recorded

15

State/County Stamp: Not Issued

DocId:8194405

Tx:4175857

RECORDED

05/12/2026 09:54 AM Pages: 3

2026R01429

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	135.00
COUNTY STAMP FEE	67.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	282.50



PTAX-203

Illinois Real Estate
Transfer Declaration

Step 1: Identify the property and sale information.

1 313 N MEADOW LN

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-074-005-00

0.25

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 5/8/2026
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	135,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407945588
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01429

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.

LOT 7 IN BLOCK 4 OF GLENHAVEN SUBDIVISION BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 16, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "H" ON PAGES 64 AND 65 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

SUBJECT TO ANY BUILDING COVENANTS, CONDITIONS OR RESERVATIONS OF RECORD; LEASES; RIGHT-OF-WAYS OF RECORD; PREVIOUS CONVEYANCES, RESERVATIONS, GRANTS OR LEASES OF THE COAL, OIL, GAS OR OTHER MINERALS APPEARING OF RECORD; ALL EASEMENTS OF RECORD OR VISIBLE ON THE GROUND; ANY DEFECTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.

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

15-16-126-006

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

COURTNEY P. JOHNSON

Seller's or trustee's name

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

313 N MEADOW LN
Street address (after sale)

STEELEVILLE
City

IL
State

62288-1111
ZIP

618-615-5409
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

KALEB D. AND KAYLA R. SCHWARZ

Buyer's or trustee's name

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

313 N MEADOW LN
Street address (after sale)

STEELEVILLE
City

IL
State

62288-1111
ZIP

618-317-2028
Buyer's daytime phone

Phone extension

USA
Country

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



Declaration ID: 20260407945588
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01429

Mail tax bill to:

KALEB D. AND KAYLA R. SCHWARZ 313 N MEADOW LN STEELEVILLE IL 62288-1111
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES F-6964
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
205 E MARKET ST RED BUD IL 62278-1525
Street address City State ZIP
cooperlieferlaw@gmail.com 618-282-3866 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer					
1	079	41	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	3280			
	Buildings	28895			
	Total	32175			
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 M228	



Declaration ID: 20260407945588

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026RO1429

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
CHASE R. USHER	313 NORTH MEADOW LANE	STEELEVILLE	IL	622880000	6186155409	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 501 S SPARTA
 Street address of property (or 911 address, if available)
 STEELEVILLE 62288-0000
 City or village ZIP
 T6S R5W
 Township

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

Primary PIN	Lot size or acreage	Unit	No Split Parcel
17-050-005-00	0.37	Acres	No

4 Date of instrument: 5/8/2026
 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 10,885.00

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	245,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260507964714
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01424

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	245,000.00
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	245,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	490.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	245.00
20	County tax stamps — multiply Line 18 by 0.25.	20	122.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	367.50

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

LOTS 3 AND 4 AND A STRIP OF LAND OF EVEN WIDTH, BEING THE SOUTH ONE-FOURTH OF LOT 2, ALL IN BLOCK 4, RANDALL'S FIRST SUBDIVISION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED AUGUST 14, 1953 IN PLAT BOOK "G" AT PAGE 85 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALS SUBJECT TO ALL ZONING LAW, COVENANTS, BUILDING AND SET BACK LINES AND RESTRICTIONS OF RECORD.

15-16-341-009

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 JIREL

Seller's or trustee's name

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

969 AMICKS FERRY RD

Street address (after sale)

CHAPIN

City

SC

State

29036-8377

ZIP

248-891-4886

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

FIRST STATE BANK OF CAMPBELL HILL

Buyer's or trustee's name

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

501 S SPARTA ST

Street address (after sale)

STEELEVILLE

City

IL

State

62288-2128

ZIP

618-615-5409

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:

FIRST STATE BANK OF CAMPBELL

Name or company

501 S SPARTA ST

Street address

STEELEVILLE

City

IL

State

62288-2128

ZIP

USA

Country



Declaration ID: 20260507964714
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01424

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

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

Land	<u>5405</u>
Buildings	<u>44655</u>
Total	<u>50060</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

M 227



Declaration ID: 20260507964714

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026 RO 1424

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
BETTY HUTCHINSON		PERRYVILLE	MO			USA
DORIS MEHRER		MONROE CITY	MO			USA
RODNEY E. AND ANNETTE K. MORWICK TRUST		FULTS	IL			USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
CHASE USHER						



DocId:8194399
Tx:4175853

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

RECORDED
05/12/2026 09:22 AM Pages: 3

2026R01424

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

MAIL TAX BILL TO:

Courtney P. Johnson
Chase R. Usher
501 South Sparta Street
Steeleville, IL 62288

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	245.00
COUNTY STAMP FEE	122.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 447.50

WARRANTY DEED
JOINT TENANCY (Illinois)

The **GRANTORS**, Carol Jirel of Chaplin, South Carolina; Betty Hutchinson of Perryville, Missouri; and Doris Mehrer of Monroe City, Missouri; for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEY AND WARRANT** to Courtney P. Johnson of Steeleville, AND Chase R. Usher, of Steeleville, Illinois, not in tenancy in common, but as **JOINT TENANTS** with rights of survivorship, an **undivided three-fourths (3/4) interest** in the following described real estate situated in the County of **RANDOLPH**, State of Illinois, to wit:

Lots 3 and 4 and a strip of land of even width, being the South one-fourth of Lot 2, all in Block 4, Randall's First Subdivision to the Village of Steeleville, Randolph County, Illinois, as shown by plat recorded August 14, 1953 in Plat Book "G" at Page 85 in the Recorder's Office, Randolph County, Illinois,

SUBJECT TO all public and private roadways and easements as now located and als **SUBJECT TO** all zoning law, covenants, building and set back lines and restrictions of record.

PIN: 17-050-005-00 (15-16-341-009)

Property Address: 501 South Sparta Street, Steeleville, IL 62288

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. **GRANTORS hereby certify this is not homestead property.**

Dated this 8 day of May, 2026.

Betty Hutchinson
BETTY HUTCHINSON

STATE OF Illinois)

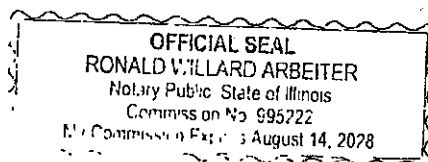
) SS:

COUNTY OF Randolph)

I, the undersigned, A Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Betty Hutchinson**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 8 day of May, 2026.

Ronald W. Arbeiter
Notary Public



[RWA 26099]
FORM 4088
© ADVOCUS (REV. 4/23)

STRAIGHT TRANSFER

245,000.00

FOR USE IN: IL
Page 1 of 3

Arbeiter

Dated this 6 day of May, 2026.

Carol Jirel
CAROL JIREL

STATE OF South Carolina
COUNTY OF Richland) SS:

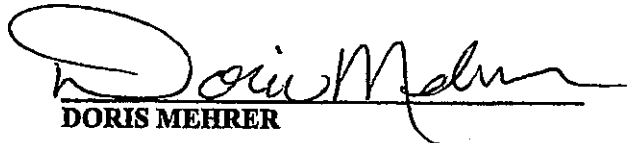
I, the undersigned, A Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Carol Jirel**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 6 day of May, 2026.

Ronald Stevens
Notary Public



Dated this 5 day of May, 2026.


DORIS MEHRER

STATE OF Missouri)
) SS:
COUNTY OF Monroe)

I, the undersigned, A Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Doris Mehrer, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 5 day of May, 2026.


Notary Public

ERICA TAYLOR
Notary Public - Notary Seal
STATE OF MISSOURI
Marion County
My Commission Expires: May 11, 2026
Commission # 22102621



PTAX-203

Illinois Real Estate Transfer Declaration

2026R01413

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	145.00
COUNTY STAMP FEE	72.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	297.50

Step 1: Identify the property and sale information.

1 813 E BROADWAY ST

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-052-009-00

0.32

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument:

5/4/2026

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

11 145,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260407957216

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01413

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			145,000.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			145,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			290.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			145.00
20	County tax stamps — multiply Line 18 by 0.25.	20			72.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			217.50

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

THE NORTH 60 FEET OF THE FOLLOWING BOUNDED AND DESCRIBED TRACT, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF PERCY AND WALNUT STREET, STEELEVILLE, RANDOLPH COUNTY, ILLINOIS; THENCE SOUTH ALONG A LINE WHICH WOULD BE THE EAST LINE OF PERCY AVENUE WERE IT EXTENDED, 113 FEET TO A POINT WHICH IS THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH ALONG THE SAME AFOREMENTIONED LINE, 280 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY (SBI RT. #43); THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE, 373.4 FEET; THENCE WEST, 262 FEET ALONG A LINE PARALLEL WITH AND 80 FEET SOUTH OF THE SOUTH LINE OF WALNUT STREET 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.

15-16-289-008

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

APRIL YORK

Seller's or trustee's name

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

1396 KING HILL RD

Street address (after sale)

MURPHYSBORO

City

IL

State

62966-4057

ZIP

618-201-4216

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

JENNIFER A. WILKE

Buyer's or trustee's name

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

813 E BROADWAY

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1731

ZIP

618-792-7663

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: 20260407957216
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01413

Mail tax bill to:

JENNIFER A. WILKE 813 E BROADWAY STEELEVILLE IL 62288-1731
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES F-7191
Preparer and company name Preparer's file number (if applicable) Escrow number (if applicable)
205 E MARKET ST RED BUD IL 62278-1525
Street address City State ZIP
cooperlieferlaw@gmail.com 618-282-3866 USA
Preparer's email address (if available) Preparer's daytime phone Phone extension Country

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

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

To be completed by the Chief County Assessment Officer

1 079 41 R
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 3495
Buildings 20725
Total 24220
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 225



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 610 S RIDGE AVE

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-037-008-00

60' X 120'

Dimensions

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/29/2026

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 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

11 127,000.00

12a Amount of personal property included in the purchase

12a 0.00



Declaration ID: 20260307927752
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 B01312

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			127,000.00
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			127,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			254.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			127.00
20	County tax stamps — multiply Line 18 by 0.25.	20			63.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			190.50

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

TRACT 1:

LOT 5 IN BLOCK 4 OF DYHER'S FIRST SUBDIVISION TO THE VILLAGE OF STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED JUNE 2, 1936, IN PLAT BOOK "G" AT PAGE 27 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.

TRACT 2:

LOT 6 IN BLOCK4 OF DYHER'S FIRST ADDITION TO THE VILLAGE OF STEELEVILLE, COUNTY OF RANDOLPH, ILLINOIS.

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

15-16-452-004; 15-16-452-005

Step 4: Complete the requested information.

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

Seller Information

AARON AND KAITLYN ATHMER

Seller's or trustee's name

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

1313 W BROADWAY
Street address (after sale)

STEELEVILLE
City

IL 62288-1021
State ZIP

618-615-2139
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

BLAIR CHAMNESS

Buyer's or trustee's name

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

10946 RABES LN
Street address (after sale)

STEELEVILLE
City

IL 62288-2632
State ZIP

618-967-5494
Buyer's daytime phone

Phone extension

USA
Country



Declaration ID: 20260307927752
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 01312

☒ Under penalties of perjury, I 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:

BLAIR CHAMNESS 10946 RABES LN STEELEVILLE IL 62288-2632
Name or company Street address City State ZIP
USA
Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name 205 E MARKET ST
Street address
cooperlieferlaw@gmail.com
Preparer's email address (if available)

Preparer's file number (if applicable) RED BUD
City
618-282-3866
Preparer's daytime phone

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

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

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

To be completed by the Chief County Assessment Officer					
1	079	41	R		
	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land	5505			
	Buildings	20 265			
	Total	25770			
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 204	



Declaration ID: 20260307927752
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01312



Declaration ID: 20260307927752
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026/01/312

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
17-037-007-00	60' X 120'	Dimensions	No

Personal Property Table

2026R01302

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	190.00
COUNTY STAMP FEE	95.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	365.00



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 1313 W BROADWAY

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

STEELEVILLE

62288-0000

City or village

ZIP

T6S R5W

Township

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

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

17-043-011-00

0.52

Acres

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 4/29/2026
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 | <u> </u> | 0.00 |
| 2 Senior Citizens | <u> </u> | 0.00 |
| 3 Senior Citizens Assessment Freeze | <u> </u> | 0.00 |

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	<u>190,000.00</u>
12a Amount of personal property included in the purchase	12a	<u>0.00</u>



Declaration ID: 20260207995311
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 01302

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	190,000.00
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	190,000.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	380.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	190.00
20	County tax stamps — multiply Line 18 by 0.25.	20	95.00
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	285.00

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

LOTS 6, 7 AND 8 OF OSCAR W. MEYER'S SUBDIVISION OF PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "G" AT PAGE 31, 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.

15-17-202-008

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

HRT PROPERTIES, LLC

Seller's or trustee's name

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

1701 N MARKET ST STE 8H

Street address (after sale)

SPARTA

City

IL

State

62286-1171

ZIP

573-979-2692

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

KAITLYN AND AARON ATHMER

Buyer's or trustee's name

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

1313 W BROADWAY

Street address (after sale)

STEELEVILLE

City

IL

State

62288-1021

ZIP

618-615-2139

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:

KAITLYN AND AARON ATHMER

Name or company

1313 W BROADWAY

Street address

STEELEVILLE

City

IL

State

62288-1021

ZIP



Declaration ID: 20260207995311
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R 01302

Preparer Information

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

Street address

cooperlieferlaw@gmail.com

Preparer's email address (if available)

USA

Country

Preparer's file number (if applicable)

RED BUD

City

618-282-3866

Preparer's daytime phone

Escrow number (if applicable)

IL

State

Phone extension

62278-1525

ZIP

USA

Country

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

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

To be completed by the Chief County Assessment Officer

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

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

Land 4690
Buildings 29160
Total 33850

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

M201



PTAX-203

Illinois Real Estate Transfer Declaration

2026R01618

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	186.50
COUNTY STAMP FEE	93.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	359.75

Step 1: Identify the property and sale information.

1 1104 E PINE ST

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

PERCY 62272-0000

City or village ZIP

T6S R5W

Township

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

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

17-118-003-00	0.69	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 5/26/2026

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	186,500.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260507972427
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R011618

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	186,500.00
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	186,500.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	373.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	186.50
20	County tax stamps — multiply Line 18 by 0.25.	20	93.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	279.75

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

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 5 WEST, OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 OF "SHORT AND CO'S CORRECTED 4TH ADDITION TO PERCY", AS RECORDED IN PLAT RECORD "G", PAGE 13 IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF STATE ROUTE #4; THENCE IN A NORTHEASTERLY DIRECTION, ALONG SAID NORTH RIGHT OF WAY WHICH IS A CURVE TO THE LEFT WITH A RADIUS OF 1238.6 FEET AND DELTA OF 42° 26', 246.1 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID CURVED RIGHT OF WAY, 124.1 FEET; THENCE NORTH 44° 37' EAST ALONG SAID NORTH RIGHT OF WAY, 25.9 FEET; THENCE NORTH 17° 41' WEST 230.2 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF THE MISSOURI PACIFIC RAILROAD; THENCE SOUTH 62° 03' WEST ALONG SAID SOUTH RIGHT OF WAY, 110.0 FEET; THENCE SOUTH 11° 53' EAST 277.3 FEET TO THE POINT OF BEGINNING.

EXCEPTING ALL COAL, OIL, AND OTHER MINERALS UNDERLYING THE SURFACE 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

PRIOR DEED: 2025R03281

PERMANENT PARCEL NO.: 17-118-003-00

PROPERTY ADDRESS: 1104 E. PINE STREET PERCY, IL 62272

15-12-327-002

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

HOP 2 IT, LLC

Seller's or trustee's name

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

12780 ROSEBOROUGH RD
Street address (after sale)

SPARTA
City

IL
State

62286-3726
ZIP



Declaration ID: 20260507972427
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

202601018

618-317-6074

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

USA
Country

Buyer Information

WILLIAM J. AND SHAWNNA FRANKLIN

Buyer's or trustee's name

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

1104 E PINE ST

Street address (after sale)

PERCY

City

IL

State

62272-1332

ZIP

217-331-8533

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

WILLIAM J. AND SHAWNNA

Name of company

1104 E PINE ST

Street address

PERCY

City

IL

State

62272-1332

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

F-7196

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

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

Land

Buildings

Total

4975
38375
43350

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

M253



Declaration ID: 20260507972427

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01118

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
SHARI L. HOPKINS						USA

Additional Buyers Information

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
SHAWNA FRANKLIN						



PTAX-203

Illinois Real Estate Transfer Declaration

2026R01628

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
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66

Total: 80.00

Step 1: Identify the property and sale information.

- 805 W PINE ST
 Street address of property (or 911 address, if available)
 PERCY 62272-0000
 City or village ZIP
 T6S R5W
 Township
- Enter the total number of parcels to be transferred. 1
- Enter the primary parcel identifying number and lot size or acreage
 17-112-010-00 60x30 Sq. Feet No
 Primary PIN Lot size or acreage Unit Split Parcel
- Date of instrument: 5/22/2026
 Date
- Type of instrument (Mark with an "X."): Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest X Other (specify): Special Warranty Deed
- X Yes X No Will the property be the buyer's principal residence?
- X Yes No Was the property advertised for sale?
 (i.e., media, sign, newspaper, realtor)
- 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):

- 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):

- 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	27,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260607984779
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R011628

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			27,000.00
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			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.

LOT 3 IN BLOCK 2 IN J.L. TATUM'S FIRST ADDITION TO THE VILLAGE OF PERCY, RANDOLPH COUNTY, ILLINOIS, AS SHOWN BY THE PLAT DATED AUGUST 18, 1907 AND RECORDED SEPTEMBER 5, 1907 IN PLAT BOOK "F", PAGE 35 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

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

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

15-11-380-002

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

SECRETARY OF VETERANS AFFAIRS

Seller's or trustee's name		Seller's trust number (if applicable - not an SSN or FEIN)	
810 VERMONT AVE NW	WASHINGTON	DC	20420-0001
Street address (after sale)	City	State	ZIP
248-657-4751	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

AFINARTE PROPERTIES LLC

Buyer's or trustee's name		Buyer's trust number (if applicable - not an SSN or FEIN)	
1457 OPDYKE ST	CHESTER	IL	62233-2010
Street address (after sale)	City	State	ZIP
618-615-7638	USA		
Buyer's daytime phone	Phone extension	Country	

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

Mail tax bill to:



Declaration ID: 20260607984779
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01628

AFINARTE PROPERTIES LLC 1457 OPDYKE ST CHESTER IL 62233-2010
Name or company Street address City State ZIP

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

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

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

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

To be completed by the Chief County Assessment Officer

1 079 41 R
County Township Class Cook-Minor Code 1 Code 2
2 Board of Review's final assessed value for the assessment year prior to the year of sale.
Land 1300
Buildings 13530
Total 14830

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

M255



PTAX-203

Illinois Real Estate
Transfer Declaration

2026R01751

MELANIE L. JOHNSON CLERK & RECORDER
RANDOLPH COUNTY, ILLINOIS

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	280.00
COUNTY STAMP FEE	140.00
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	500.00

Step 1: Identify the property and sale information.

1 LOCUST ROAD

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

PERCY 62272-0000

City or village ZIP

T6S R5W

Township

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

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

03-021-019-00	30.0000	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 6/9/2026
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: _____

☐ 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	280,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260407956385
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01751

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			280,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16 If this transfer is exempt, identify the provision.	16	b	k	m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			280,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			560.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19			280.00
20 County tax stamps — multiply Line 18 by 0.25.	20			140.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due	21			420.00

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

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

TRACT "B": BEGINNING AT AN OLD IRON PIN AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 1308.13 FEET TO AN IRON PIN; THENCE SOUTHERLY, WITH A DEFLECTION ANGLE OF 89° 46' 07", PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, 427.00 FEET TO AN IRON PIN; THENCE EASTERLY, WITH A DEFLECTION ANGLE OF 90° 13' 53", PARALLEL WITH SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, 350.00 FEET TO AN IRON PIN; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 90° 19' 38", 1238.07 FEET TO AN IRON PIN; THENCE EASTERLY, WITH A DEFLECTION ANGLE OF 90° 19' 16", PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23 IN SAID TOWNSHIP 6 SOUTH, RANGE 5 WEST, 957.42 FEET TO AN IRON PIN AT THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23; THENCE NORTHERLY, WITH A DEFLECTION ANGLE OF 89° 57' 47", ALONG SAID EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, 337.77 FEET TO AN OLD IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE CONTINUING NORTHERLY, WITH A DEFLECTION ANGLE OF 0° 21' 22" TO THE RIGHT, ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, 1327.41 FEET TO THE POINT OF BEGINNING, CONTAINING 40 ACRES, MORE OR LESS, AND SUBJECT TO PUBLIC ROADS FOR THE NORTHERLY AND EASTERLY PORTION THEREOF.

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

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

15-14-300-014; 15-23-100-014

Step 4: Complete the requested information.

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

Seller Information

MICHAEL S. FLEMING

Seller's or trustee's name

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

4325 BLUE RIDGE LANE

Street address (after sale)

RED BUD

City

IL

State

62278-0000

ZIP

618-781-7916

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: 20260407956385
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01751

Buyer Information

BRIAN J. AND JENNIFER L. POIROT

Buyer's or trustee's name

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

2449 KEIM RD

Street address (after sale)

NEW ATHENS

City

IL

State

62264-2823

ZIP

618-606-1224

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

BRIAN J. AND JENNIFER L. POIROT

Name or company

2449 KEIM RD

Street address

NEW ATHENS

City

IL

State

62264-2823

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 41 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 2580
Buildings 5500
Total 8080

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

M272



Declaration ID: 20260407956385
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01751

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
03-037-016-00	10.00	Acres	No

Personal Property Table



Declaration ID: 20260407956385

Status: Closing Completed

Documnet No.: Not Recorded

State/County Stamp: Not Issued

2026R01751

Additional Sellers Information

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
JARRETT M. FLEMING	914 COUNTRY CLUB DRIVE	RED BUD	IL	622780000	6188306174	USA
MITCHELL P. FLEMING	4325 BLUE RIDGE LANE	RED BUD	IL	622780000	6187817916	USA

Additional Buyers Information



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 COOLIE BOTTOM ROAD

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

PERCY 62272-0000
City or village ZIP

T6S R5W
Township

2 Enter the total number of parcels to be transferred. 8

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

03-043-004-00	13.1700	Acres	No
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.") : ☒ 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	1,376.50
COUNTY STAMP FEE	698.25
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	2,144.75

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	1,376,250.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260507982137
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01828

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	1,376,250.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b k m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	1,376,250.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	2,753.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	1,376.50
20	County tax stamps — multiply Line 18 by 0.25.	20	688.25
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	2,064.75

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

PARCEL 1:
A PARCEL OF LAND BEGINNING AT A POINT 26 AND 2/3 RODS SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27; THENCE SOUTH 26 AND 2/3 RODS; THENCE EAST 79 RODS; THENCE NORTH 26 AND 2/3 RODS; THENCE WEST 27 RODS TO THE PLACE OF BEGINNING, CONTAINING 13 1/3 ACRES, MORE OR LESS AND BEING SITUATED IN SECTION 27 IN TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN AND BEING THE SAME LAND DESCRIBED IN DEED OF RECORD IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS, IN BOOK 103 OF DEEDS AT PAGE 267.
SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

PARCEL 2 AND PARCEL 3:
13 AND 13 1/3 ACRES, MORE OR LESS, ON THE SOUTH SIDE RUNNING 26 AND 2/3 RODS NORTH AND SOUTH AND 80 RODS EAST AND WEST AND A TRAVELING ROAD OF THE WIDTH OF 1 ROD ON THE EAST SIDE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS;
EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS.
SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

PARCEL 4:
THE SURFACE ONLY OF THE SOUTHWEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS DIVIDED BY THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE RUNNING DIAGONALLY TO THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION.
SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

PARCEL 5:
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.
SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

PARCEL 6:
THE NORTH ONE-THIRD OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.
EXCEPT 1 ROD ALONG THE NORTH LINE OF THIS TRACT.
ALSO EXCEPTING ALL COAL, OIL AND OTHER MINERALS UNDERLYING THE ABOVE DESCRIBED REAL 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.

PARCEL 7:
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, AS CONVEYED TO RYAN R. REISS AND ADAM J. TRETTER BY DEED RECORDED IN DOCUMENT NO. 2024R02212 IN THE LAND RECORDS OF RANDOLPH COUNTY, ILLINOIS; BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY ILLINOIS; THENCE WEST ALONG AND WITH THE SOUTH LINE OF THE AFORESAID EAST HALF OF THE SOUTHEAST QUARTER OF THE



Declaration ID: 20260507982137

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01828

SOUTHWEST QUARTER OF AFORESAID SECTION 22, A DISTANCE OF 660 FEET, MORE OR LESS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG SAID WEST LINE OF THE AFORESAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 733.00 FEET TO A POINT; THENCE SOUTH 73° 41' 59" EAST, A DISTANCE OF 687.64 FEET TO THE EAST LINE OF THE AFORESAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG AND WITH SAID EAST LINE OF THE AFORESAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 540 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

RESERVING UNTO THE SAID GRANTORS, A PERPETUAL NON-EXCLUSIVE EASEMENT 20 FEET IN WIDTH ALONG A FIELD ROAD WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, FOR INGRESS AND EGRESS OVER AND ACROSS THE ABOVE DESCRIBED TRACT OF LAND TO AN EASEMENT APPURTENANT TO THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AS DESCRIBED IN EASEMENT DEED CONVEYED TO JANIS K. GUEBERT ETAL, THEIR SUCCESSORS AND ASSIGNS AND RECORDED IN DOCUMENT NO. 2024R02211 IN THE LAND 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.

PARCEL 8:

A PARCEL OF LAND 1 ROD WIDE RUNNING ALONG THE NORTH SIDE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND ALSO A PIECE OR PARCEL OF LAND 1 ROD WIDE AND 4 RODS LONG, COMMENCING ON THE EAST LINE AND RUNNING WEST ON THE NORTH SIDE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS.

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

15-27-200-002 15-27-200-005 15-27-200-010 15-22-300-018
15-27-200-003 15-27-200-001 15-27-200-001 15-27-200-008

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

DAVID D. KNOP

Seller's or trustee's name

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

4820 RACHEL LN
Street address (after sale)STEELEVILLE
CityIL
State62288-2732
ZIP

618-559-6773

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

GF LAND, LLC

Buyer's or trustee's name

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

4948 BALLPARK RD
Street address (after sale)STEELEVILLE
CityIL
State62288-2822
ZIP

618-443-8515

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:GF LAND, LLC
Name or company4948 BALLPARK RD
Street addressSTEELEVILLE
CityIL
State62288-2822
ZIP



Declaration ID: 20260507982137
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R01828

Preparer Information

USA
Country

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

RED BUD

IL

62278-1525

Street address

City

State

ZIP

cooperlieferlaw@gmail.com

618-282-3866

USA

Preparer's email address (if available)

Preparer's daytime phone

Phone extension

Country

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

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

To be completed by the Chief County Assessment Officer

1 079 41 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 49,070
Buildings _____
Total 49,070

3 Year prior to sale 2025

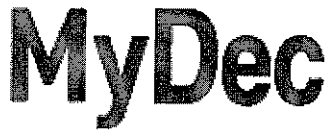
4 Does the sale involve a mobile home assessed as real estate? _____ Yes ☒ No

5 Comments

Illinois Department of Revenue Use

Tab number

M284



Declaration ID: 20260507982137

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01828

Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
03-043-005-00	13.16	Acres	No
03-043-001-00	0.50	Acres	No
03-041-008-00	20	Acres	No
03-043-019-00	40	Acres	No
03-043-003-00	13.1700	Acres	No
03-036-016-00	9.6100	Acres	No
03-042-020-00	0.52	Acres	No

Personal Property Table



PTAX-203

Illinois Real Estate
 Transfer Declaration

Step 1: Identify the property and sale information.

1 307 E JENKINS

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

STEELEVILLE 62288-0000

City or village ZIP

T6S R5W

Township

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

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

Primary PIN	Lot size or acreage	Unit	No Split Parcel
17-016-011-00	0.35	Acres	No

4 Date of instrument: 6/24/2026

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

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

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

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

Current Intended

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

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

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

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

10 Identify only the items that apply to this sale.

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

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	115,000.00
12a Amount of personal property included in the purchase	12a	0.00



Declaration ID: 20260607983929
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026 R01899

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

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

LOTS 1 AND 2 IN BLOCK 1 OF MORRIS' RAILROAD ADDITION TO STEELEVILLE, RANDOLPH COUNTY, ILLINOIS, AS RECORDED MARCH 26, 1873 IN PLAT BOOK "C" IN THE RECORDER'S OFFICE, RANDOLPH COUNTY, ILLINOIS.

SUBJECT TO ALL EASEMENTS APPARENT OR OF RECORD.

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

15-110-208-003

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

MIRANDA J. FUJINAKA

Seller's or trustee's name

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

226 FORT CHARLES TRL
Street address (after sale)

SAINT CHARLES
City

MO
State

63303-4302
ZIP

636-328-4245

Seller's daytime phone

Phone extension

USA

Country

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

Buyer Information

JOSEPH STOFFEL

Buyer's or trustee's name

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

307 E JENKINS ST
Street address (after sale)

STEELEVILLE
City

IL
State

62288-1215
ZIP

618-443-7345

Buyer's daytime phone

Phone extension

USA

Country

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

Mail tax bill to:

JOSEPH STOFFEL

Name or company

307 E JENKINS ST

Street address

STEELEVILLE

City

IL

State

62288-1215

ZIP

